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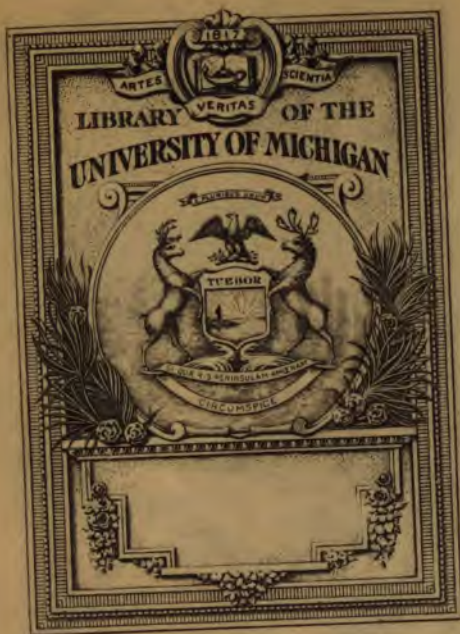
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California - Hotel Law



California, Laws, statutes, etc.

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REVISED DRAFT

OF

Proposed Hotel Law

Including all of the changes decided upon at the last
meeting of the State Housing Institute



NEXT MEETING OF STATE HOUSING INSTITUTE
CITY HALL, SAN FRANCISCO
COMMENCING 10:30 A. M., JANUARY 9, 1917

Commission of Immigration and Housing
of California

Underwood Building, 525 Market Street
San Francisco, Cal.

CALIFORNIA STATE PRINTING OFFICE
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EXPLANATORY FOREWORD.

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The Commission of Immigration and Housing of California invited the fourteen largest cities in the state to participate in a "Housing Institute" by naming delegates to attend a series of conferences to be held for the purpose of discussing all phases and needs of housing conditions and to formulate legislation regulating the construction, maintenance and occupancy of tenement houses, hotels, lodging houses, and single and multiple dwellings, the object being to present such legislation as is drafted as the result of these conferences to the next legislature for enactment into law.

The experience of the commission, as well as of city authorities, and students of housing, proved that the present laws bearing on the subject of housing were very inadequate—in some cases impracticable and unenforceable—and it was decided that if the largest cities of the state would participate in a "Housing Institute," uniform, reasonable regulations could be formulated so that the cities could and would enforce the laws which result therefrom.

The first meeting of the "Housing Institute" was held May 4 and 5, 1916, at the Alexandria Hotel, Los Angeles, California. At this meeting many features of the housing problem were discussed, and it was decided that the executive secretary, who is the Housing Legislation Expert for the commission, prepare a rough *tentative draft* of a tenement house bill for the purpose of using it as a basis of discussion at the second meeting.

The second meeting of the "Housing Institute" was held July 19, 20, 21 and 22, 1916, at the city hall, San Francisco, California.

The third meeting of the "Housing Institute" was held November 13, 14, 15 and 16, 1916, at the U. S. Grant Hotel, San Diego, California.

The tentative draft of the tenement house bill was presented by the executive secretary at the second meeting and was used as a basis of discussion.

At the third meeting the revised draft of the tenement house bill and the first tentative draft of the hotel bill were presented by the executive secretary. The said bills were

reviewed, revised and tentatively approved by the delegates present, with the understanding that the revised bills would again be printed and be distributed to all of the delegates and others interested in the subject, so as to permit of their further study and discussion at the next meeting, which will probably be held some time during the early part of January, 1917.

The revised tentative draft of the hotel bill is hereto attached.

The right-hand pages are left blank for notations, suggestions, etc.

(Copies of the revised tentative draft of the tenement house bill mentioned herein may be obtained from the office of the Commission or from the executive secretary.)

The Commission of Immigration and Housing and the "Housing Institute" invite constructive criticism, suggestions and recommendations from all persons interested in the subject, including officials, architects, engineers, builders, housing associations, city planning commissions, realty boards, hotel men's associations, chambers of commerce, communal workers, public welfare commissions, and similar bodies.

It would be appreciated if such suggestions and recommendations be made in writing and forwarded to the secretary as early as possible.

Please mail all communications to:

Mark C. Cohn,

Executive Secretary State Housing Institute,
and Housing and Building Legislation Expert.
Commission of Immigration and Housing of California.

226 Union League Building, Los Angeles, California.

Note.—A report on some of the legal phases and phraseology was deferred until the next meeting.

REVISED TENTATIVE DRAFT OF PROPOSED STATE HOTEL LAW.

The people of the state of California do enact as follows:

Section 1. **Title:** An act to regulate the construction and alteration and the maintenance and occupancy of hotels in all parts of the state of California, including incorporated cities, incorporated cities and counties and incorporated towns and to provide penalties for the violation thereof; and repealing an act entitled "An act to regulate the building and occupancy of hotels and lodging houses in incorporated towns, incorporated cities, and incorporated cities and counties, and to provide penalties for the violation thereof, approved _____, Statutes of California of-----, page-----.

Section 1. **Scope:** This act shall be known as the **State Hotel Law**, and its provisions shall apply to all parts of the state of California, including all incorporated cities, incorporated cities and counties and incorporated towns.

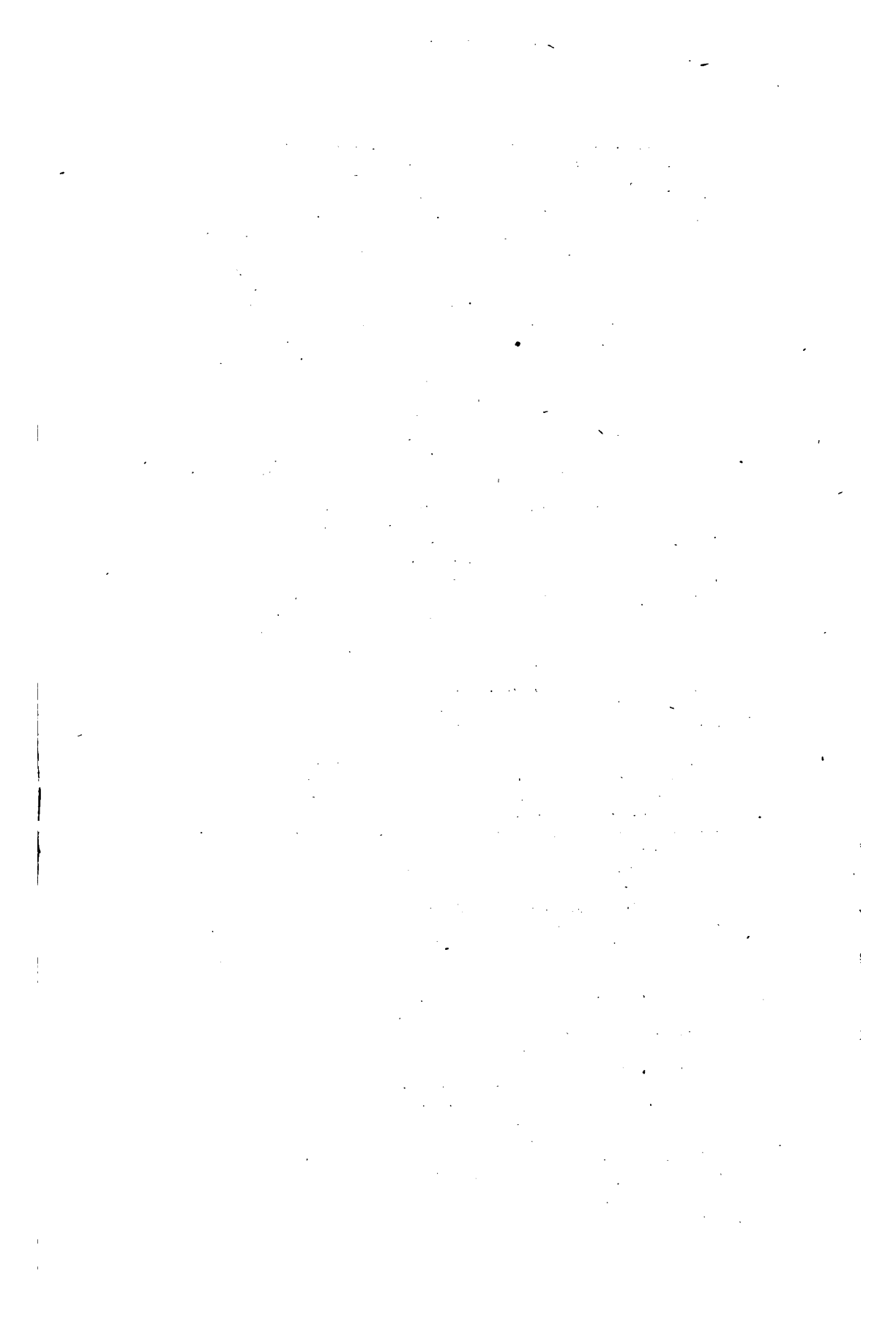
Sec. 2. **Enforcement:** It shall be the duty of the "building department" of every incorporated city, incorporated city and county and incorporated town to enforce all of the provisions of this act pertaining to the erection, construction, alteration and arrangement of hotels, and to issue the certificate of "final completion" hereinafter provided.

It shall be the duty of the "housing department" of every incorporated city, incorporated city and county and incorporated town to enforce all of the provisions of this act pertaining to the maintenance, sanitation, ventilation and occupancy of hotels after said hotels have been erected, constructed, or altered, as the case may be, and the certificate of "final completion" has been issued by the building department, and to issue the "permit of occupancy" as hereinafter provided.

In the event that there is no building department or no housing department in an incorporated city, incorporated city and county, or incorporated town, it shall be the duty of the officer or officers who are charged with the enforcement of ordinances and laws regulating the erection, construction or alteration of buildings, or the maintenance, sanitation, ventilation or occupancy of buildings, or of the police, fire or health regulations in said incorporated city, incorporated city and county or incorporated town, to enforce all of the provisions of this act.

In every county it shall be the duty of the officer or officers who are charged with the enforcement of ordinances or laws regulating the erection, construction or alteration of buildings, or of the maintenance, sanitation, occupancy and ventilation of buildings, or of the police, fire or health regulations in said county, to enforce all of the provisions of this act outside of the limits of any incorporated city or incorporated town.

Every incorporated city, incorporated city and county and incorporated town in the state of California shall have, and it is hereby empowered and given authority to designate and charge by ordinance any other department or officer than the departments or officers mentioned herein, with the enforcement of this act, or any portion thereof.



The Commission of Immigration and Housing of California shall have, and it is hereby empowered and given authority to enforce the provisions of this act, which do not pertain to the actual erection, construction or alteration of hotels in all parts of the state of California, including all incorporated cities, incorporated cities and counties, incorporated towns in the state of California, whenever said commission finds or discovers a violation or violations of the provisions of this act and notifies the local department or officer, or departments or officers who are charged with the enforcement of the provisions of this act, in writing, of such violation or violations, and the said local department or officer, or departments or officers, fail, neglect or refuse to enforce the provisions of the said act within thirty (30) days thereafter; *provided, however*, that the said Commission of Immigration and Housing of California shall enforce the provisions of this act only in the instances specified in said written notice.

Sec. 3. Unlawful to Violate: It shall be unlawful for any person, firm or corporation, whether as owner, agent, contractor, builder, architect, engineer, superintendent, foreman, plumber, tenant, lessee, lessor, occupant, or in any other capacity whatsoever, to erect, construct, alter, build upon, move, convert, use, occupy or maintain, or to cause, permit or suffer to be erected, constructed, altered, built upon, moved, converted, used, occupied or maintained any hotel or any portion thereof contrary to the provisions of this act, or to commit or maintain or cause or permit to be committed or maintained any nuisance in or upon any hotel or any portion thereof, or any of the premises, yards or courts which are a part thereof, or which are required by the provisions of this act; or to do or cause to be done, or to use or cause to be used, any privy, sewer, cesspool, plumbing or house drainage affecting the sanitary condition of any hotel or any portion thereof, or of the premises thereof, contrary to any of the provisions of this act.

Sec. 4. Unlawful to Alter or Change Contrary to Law: It shall be unlawful for any person to make any alterations or changes or reconstruction work of any kind whatsoever, to any hotel erected prior to the passage of this act, or to any hotel hereafter erected, or to increase the height, or the proportion of the lot occupied, in any manner which would be inconsistent with any of the provisions of this act, or in violation of the said provisions of this act; or to in any manner diminish the size of the yards, courts or shafts or the size of windows or skylights, or to remove any stairway or fire escape, or to obstruct the egress from such building or of the hallways or stairways, or to do anything that would affect the ventilation and sanitation of the building, contrary to any of the provisions of this act.

Sec. 5. Buildings Converted, Moved, or Altered: A building not erected for, or which is not used as a hotel at the time of the passage of this act, if hereafter converted to or altered for such use, shall thereupon become subject to all of the provisions of this act affecting hotels hereafter erected.

A building used as a hotel at the time of the passage of this act, if moved, shall be made to conform to all of the provisions of this act affecting hotels hereafter erected, insofar as they pertain to the percentage of lot occupied and the size of outer courts, inner courts bounded by a lot line, and yards.

It shall be unlawful to reconstruct any hotel which is hereafter damaged by fire or the elements to an extent in excess of fifty-one (51) per cent of its value, unless the said building is made to conform to all of the provisions of this act affecting hotels hereafter erected.

Sec. 6. General Penalty: Any person, firm or corporation violating any of the provisions of this act shall be deemed guilty of a misdemeanor,

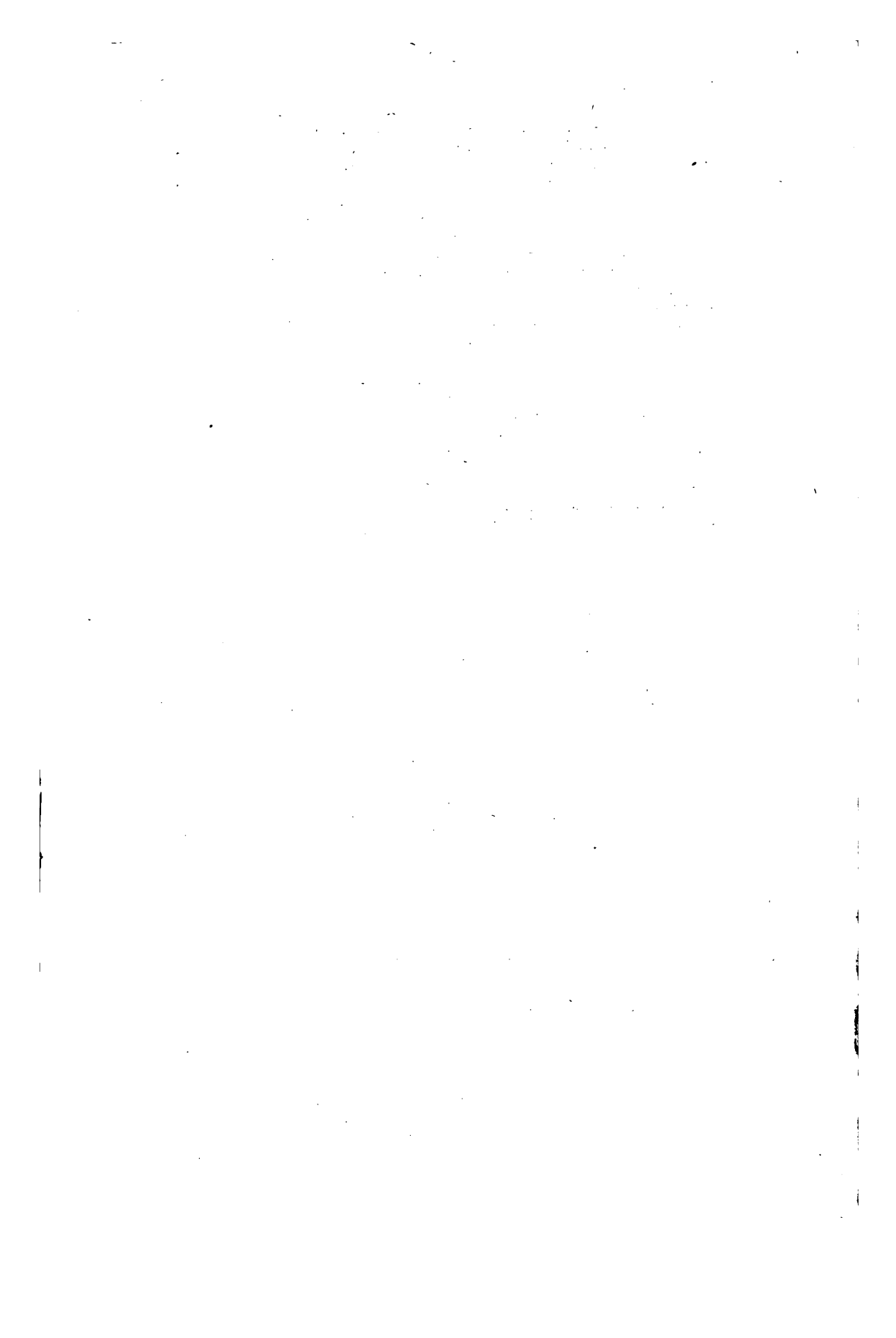


and upon conviction thereof shall be punishable by a fine not exceeding five hundred (500) dollars, or by imprisonment in a county jail not exceeding six (6) months, or by both such fine and imprisonment, and in addition to the penalty therefor, shall be liable for all costs, expense and disbursements paid or incurred by the department, by any of the officers thereof, or by any agent, employee or contractor of same, in the prosecution of such violation. The costs, expense and disbursements by this section provided shall be fixed by the court having jurisdiction of the matter.

Except as herein otherwise specified, the procedure for the prevention of violations of this act, for the vacation of hotels or premises unlawfully occupied, or for the abatement of a nuisance in connection with a hotel, or the premises thereof, shall be as set forth in the charter and ordinances of the municipality in which the procedure is instituted.

Sec. 7. Permit Required: In every incorporated city, incorporated city and county, or incorporated town, it shall be unlawful to commence or to proceed with the erection, construction, reconstruction, or alteration of a hotel, or to move or to build upon a hotel, or to convert a building or any portion thereof into use as a hotel without first obtaining a permit in writing so to do from the department charged with the enforcement of this act. Any person, firm or corporation desiring such a permit shall file an application therefor with the department charged with the enforcement of this act. Said application shall give a detailed statement in writing, verified under oath by the person making the same, of the erection, construction or alteration, as the case may be, upon blanks or forms to be furnished by the said department. The said application must be accompanied with a full, true and complete set of the plans of the hotel, or alteration, or work proposed, as the case may be, together with a set of specifications describing the materials proposed to enter into the construction of the proposed work, also a plan of the lot on which such building is proposed to be erected, constructed, altered or moved, as the case may be. Such statement shall give in full the name and address by street and number of the owner or owners, also the name and address of the architect and of the contractor, if there be such an architect or contractor; also shall give such other data and information as in the judgment of the department charged with the enforcement of this act is deemed necessary.

The affidavit to said application shall allege that the plans and specifications are true and contain a correct description of the proposed hotel, lot and proposed work. If any person other than the owner makes such affidavit, such person shall not be recognized except that he allege in his affidavit that he is authorized and empowered by the said owner to act for him and to sign the required affidavit. Said department charged with the enforcement of this act shall cause all such plans, specifications and statements to be examined, and if it appears that they conform to the provisions of this act, shall then issue a permit to the person submitting the same. Said department may, from time to time, approve changes in any plans, specifications or statements previously approved by it; *provided*, that all changes when so made shall be in conformity with the provisions of this act. Said department shall have the power to revoke or cancel any permit or approval that it has previously issued in case of any refusal, failure or neglect of the person to whom such permit or approval has been issued to comply with any of the provisions of this act, or in case any false statement or misrepresentation is made in any of the said plans, specifications or statements submitted or filed for such permit or approval. The erection, construction, alteration or conversion of any such hotel, as the case may be, shall be made in accordance with the plans, specifications and statements submitted or filed, and for which the permit is issued.



A true copy of the plans, specifications and other information submitted or filed, and for which a permit is issued, shall be kept upon the premises of the hotel or work for which the said permit is issued, from the commencement of the said building or work to the final completion of same, and shall be subject to inspection at all times by proper authorities.

The department charged with the enforcement of this act may, at its discretion, issue a permit in case of nominal alterations or repairs, when application is made therefor, in writing, by the owner or his agent, when the making of said nominal alterations and repairs do not affect any structural feature or the sanitation or the ventilation of the hotel, without requiring the filing of plans or specifications.

The issuance or granting of a permit or approval by the department charged with the enforcement of this act under the authority of this section shall not be deemed or construed to be a permit or an approval of the violation of any of the provisions of this act.

Every permit or approval which is issued by the department charged with the enforcement of this act, but under which no work has been done within ninety (90) days from the date of issuance, or where work has been suspended for a period of ninety (90) days, shall expire by limitation and a new permit shall be obtained before the work may be done.

Sec. 8. Certificate Required: In every incorporated city, incorporated city and county, or incorporated town, it shall be unlawful to occupy or to permit to be occupied, any hotel hereafter erected, altered, converted or moved, as the case may be, or any portion thereof, for human habitation until the issuance of a "certificate of final completion" and a "permit of occupancy" by the department or departments charged with the enforcement of this act.

It shall also be unlawful to occupy any existing hotel until a permit of occupancy has been issued by the department designated to issue such permit.

Every permit of occupancy shall be renewed each calendar year by the department designated to issue the said permit, provided that no structural variations have occurred since the issuance of the certificate of final completion.

Any person desiring a certificate shall file a notice with the department charged with the enforcement of this act. Said department shall cause an inspection to be made of the said hotel or portion thereof, or work described in the said notice, within ten (10) days after written application therefor, and shall issue a "certificate of final completion" if it is found that all the provisions of this act, regulating the erection, construction, alteration or moving, as the case may be, have been complied with.

The department charged with the enforcement of this act and designated to issue the permit of occupancy, shall issue the said "permit of occupancy" upon application, in writing, therefor by the owner or his agent, after the "certificate of final completion" has been issued; *provided*, that no violations have occurred since the issuance of the certificate of final completion.

All permits and certificates shall be made in duplicate and a copy shall remain on file in the department issuing them.

Any hotel hereafter erected, altered, converted or moved, which is occupied, or any portion thereof which is occupied for human habitation, prior to a "certificate of final completion" or a "permit of occupancy" being issued, shall be deemed unfit for human habitation and the department or departments charged with the enforcement of this act may cause it to be vacated, until the said certificate of completion and permit of occupancy have been obtained in accordance with the provisions of this act.

Sec. 9. Entry, Inspection: The department or departments charged with the enforcement of this act in any incorporated city, incorporated city and county, incorporated town or county, and the authorized officers, agents or employees of such department or departments, may, whenever necessary, enter hotels or portions thereof, or the premises thereof, within the corporate limits of such cities, cities and counties, towns or counties, for the purpose of inspecting such buildings, in order to secure compliance with the provisions of this act and to prevent violations thereof.

The members of the Commission of Immigration and Housing of California and the agents, officers or employees of said commission may, whenever necessary, enter hotels or portions thereof, or the premises thereof, for the purpose of inspecting such buildings in order to secure compliance with the provisions of this act and to prevent violations thereof.

The owner or his authorized agent may, whenever necessary, enter hotels or portions thereof, or the premises thereof, owned by him, to carry out any instructions or to perform any work required to be done by the provisions of this act.

Sec. 10. Definitions: For the purpose of this act, certain words and phrases are defined as follows, unless it shall be apparent from their context that they have a different meaning:

Words used in the singular include the plural, and the plural, the singular.

Words used in the present tense include the future.

Words used in the masculine gender include the feminine, and the feminine, the masculine.

Words "Building Department," "Housing Department," "department charged with the enforcement of this act," "Fire Commissioner," shall be construed as if followed by the words, "of the incorporated city, incorporated city and county, incorporated town, or county," as the case may be, in which the hotel is situated.

"Approved" shall be deemed to mean whatever material, appliance or other matter meets the requirements and approval of the department charged with the enforcement of this act, or which is approved by local ordinance of the municipality in which the building is situated.

"Basement" is any story or portion thereof partly below the level of the curb and the actual adjoining ground level, the ceiling of which in no part is less than seven (7) feet above the curb level and actual adjoining ground levels. If the adjoining ground is excavated to or below the curb level, such excavated space shall have not less than the minimum width and length required in this act for outer courts. Every such basement shall be deemed a story.

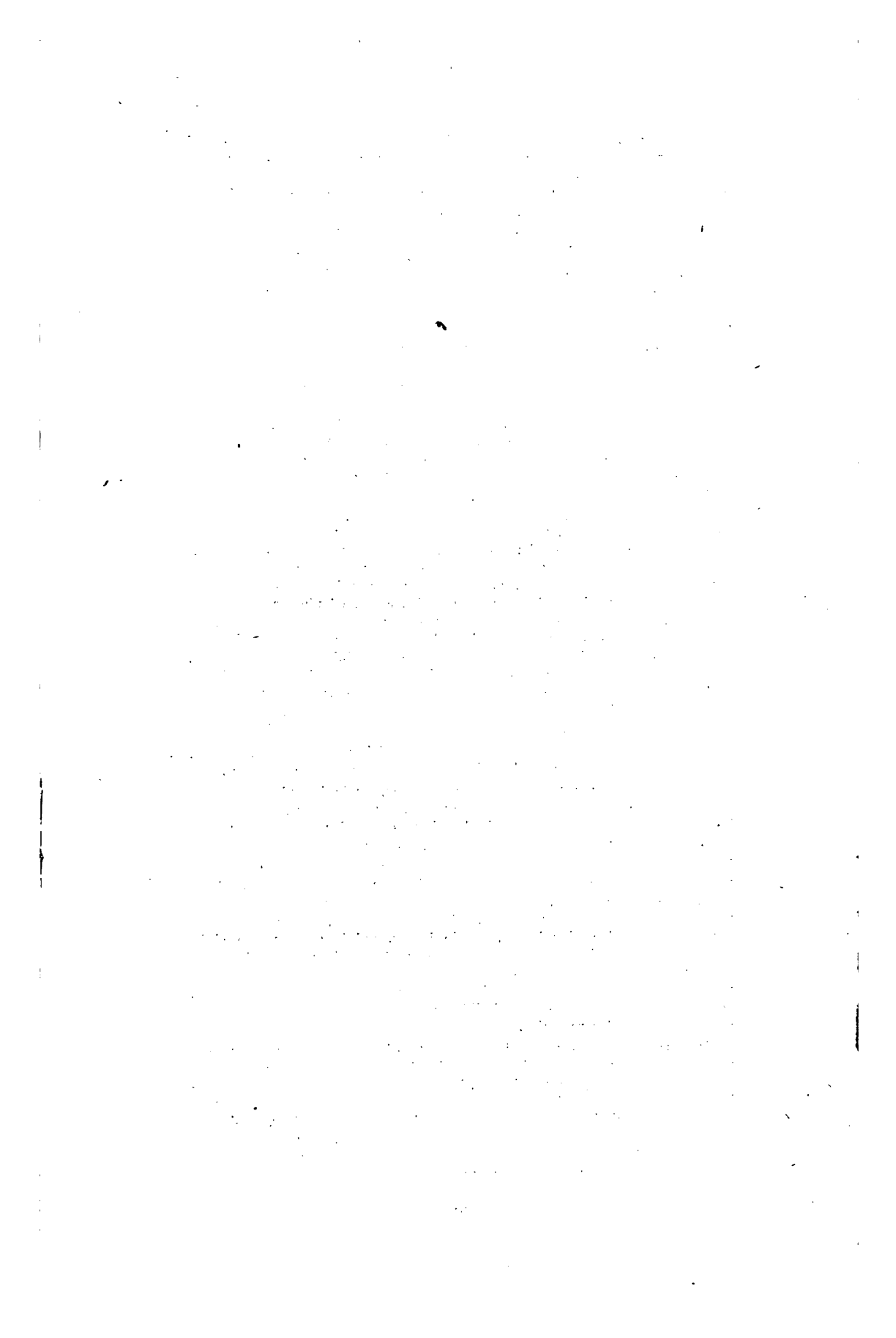
"Building" shall be deemed to be a hotel.

"Building Department" shall be deemed to be the commissioner of buildings, superintendent of buildings, chief inspector of buildings, or any officer or department charged with the enforcement of ordinances and laws regulating the construction and alteration of buildings or structures.

"Cellar" is any story or portion thereof, the ceiling of which is less than seven (7) feet above the curb level and actual adjoining ground levels.

"Court" is an open, unoccupied space other than a yard on the lot on which is situated a hotel. A court, one entire side of which is bounded by a front yard, a rear yard or a side yard, or by the front of lot, or by a street or a public alley, is an "outer court." Every court which is not an "outer court" is an "inner court."

Every court shall be open and unobstructed to the sky from a point not more than two (2) feet above the floor line of the lowest story in



the building in which there are windows from rooms abutting the said court, except that a cornice on the building may extend into an "outer court" two (2) inches for each one (1) foot in width of such court, and a cornice may extend into an "inner court" one (1) inch for each one (1) foot in width of such court.

"Curb level" shall be deemed to be the curb level opposite the center of the "front of lot."

"Department." Wherever the word "department" is used it shall be deemed to mean the building department, the housing department or such other department or officer, or departments or officers, who are charged with the enforcement of the provisions of this act.

"Dormitory" is a room in which more than two persons are guests and are not living together, and shall, for the purpose of computing the number of rooms, be deemed a separate room for each one hundred (100) square feet of superficial floor area therein.

"Fireproof hotel" shall be deemed to be a building wherein all the exterior and interior loads or strains are transmitted to the foundation by means of concrete, reinforced concrete, brick, stone or by means of a skeleton framework of steel or iron; the exterior walls, inner court walls and roof constructed of concrete, reinforced concrete, brick, stone or hollow terra cotta tile; where all the structural steel or iron is thoroughly fireproofed by concrete, cement plaster, tile, brick or sandstone, not less than two (2) inches thick; where all the interior partitions are constructed of either hollow terra cotta tile blocks, gypsum blocks, brick, concrete, reinforced concrete, or of metal studs lathed with metal lath and plastered, or of metal studs lathed with approved plaster board, and plastered, or constructed of wire glass not less than one-fourth ($\frac{1}{4}$) inch thick, set in metal frames and sash; all other materials used in the said building shall be of approved incombustible material except that doors, windows, frames, sash and the usual trim of rooms, hallways, corridors, and passageways may be of wood, and except that wood floors may be placed on top of the floors constructed of incombustible materials, except in the public hallways.

"Guest" shall be deemed to be any person hiring or occupying a room for sleeping purposes, and shall include both boarders and lodgers.

"Guest room" is a room which is occupied, or is intended, arranged or designed to be occupied for sleeping purposes by one or more persons, but shall not be deemed to include dormitories used for sleeping purposes.

"Hotel" shall be deemed to be any house or building, or portion thereof, if more than one story in height, containing six (6) or more guest rooms which are let or hired out to be occupied, or which are occupied by six (6) or more guests, whether the compensation for hire be paid in money, goods, wares, merchandise, labor or otherwise, and shall include Turkish baths, bachelor hotels, studio hotels, public and private clubs and any building of any nature whatsoever so designed or occupied, *except* hospitals where persons temporarily reside and where each such person receives regular bona fide medical attendance on the premises, and jails, detention buildings and similar buildings where human beings are housed and detained under restraint.

"Housing Department" shall be deemed to be any department or commission charged with the enforcement of ordinances or laws regulating the occupancy and maintenance of hotel, lodging house or dwelling house buildings; and where no such department is maintained, shall be deemed to be the health commissioner, the department of health, health officer, or similar department charged with the enforcement of laws and ordinances regulating the maintenance and occupancy of buildings or structures and of the health and sanitary requirements.

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"Lot" is deemed to be a parcel or area of land on which is situated a hotel, together with the land, yards, courts and unoccupied spaces for such a hotel as required by this act; all of which land shall be owned by or be under the absolute control of the hotel.

If such lot is situated at the junction of two or more intersecting streets, with a boundary line thereof bordering on each of the two streets, it shall be deemed to be a **"corner lot."** All parts of the width of such corner lot which are distant more than seventy-five (75) feet from the junction point of the two or more intersecting streets, shall be deemed to be an **"interior lot."** The owner or his authorized agent may designate either street frontage as being the front of such corner lot for the purpose of determining the width thereof. A lot which has only one boundary line bordering on a public street shall be deemed to be an **"interior lot."**

(AUTHOR'S NOTE: Legal phase of whether or not this definition of a lot can be rewritten so as to require recording of lot plat with recorder so as to encumber the property, thereby eliminating possibility of unscrupulous persons defrauding innocent purchaser and defeating one of the vital purposes of the act, is now being looked into.)

"Rear lot" is a parcel or area of land having no boundary line bordering on a street, or having less than one-half ($\frac{1}{2}$) of its width as a boundary line bordering on a street.

"Front of lot" shall be deemed to be the boundary line thereof bordering on the street. In case of a corner lot, either of the boundary lines may be the front of the lot.

"Rear of lot" shall be deemed to be the boundary line thereof opposite the front of lot.

"Depth of lot" is the mean distance from the front of lot to the rear of lot.

"Nuisance" shall be deemed to be and held to embrace public nuisance as known at common law or in equity jurisprudence, and whatever is dangerous to human life or detrimental to health, the overcrowding with occupants of any room in a hotel, or insufficiently ventilated or sewered or cleaned or illuminated hotel, and whatever renders air or human food or drink unwholesome or detrimental to health.

"Person" shall be deemed to be a natural person, his heirs, executors, administrators or assigns; also includes a corporation, its successors or assigns.

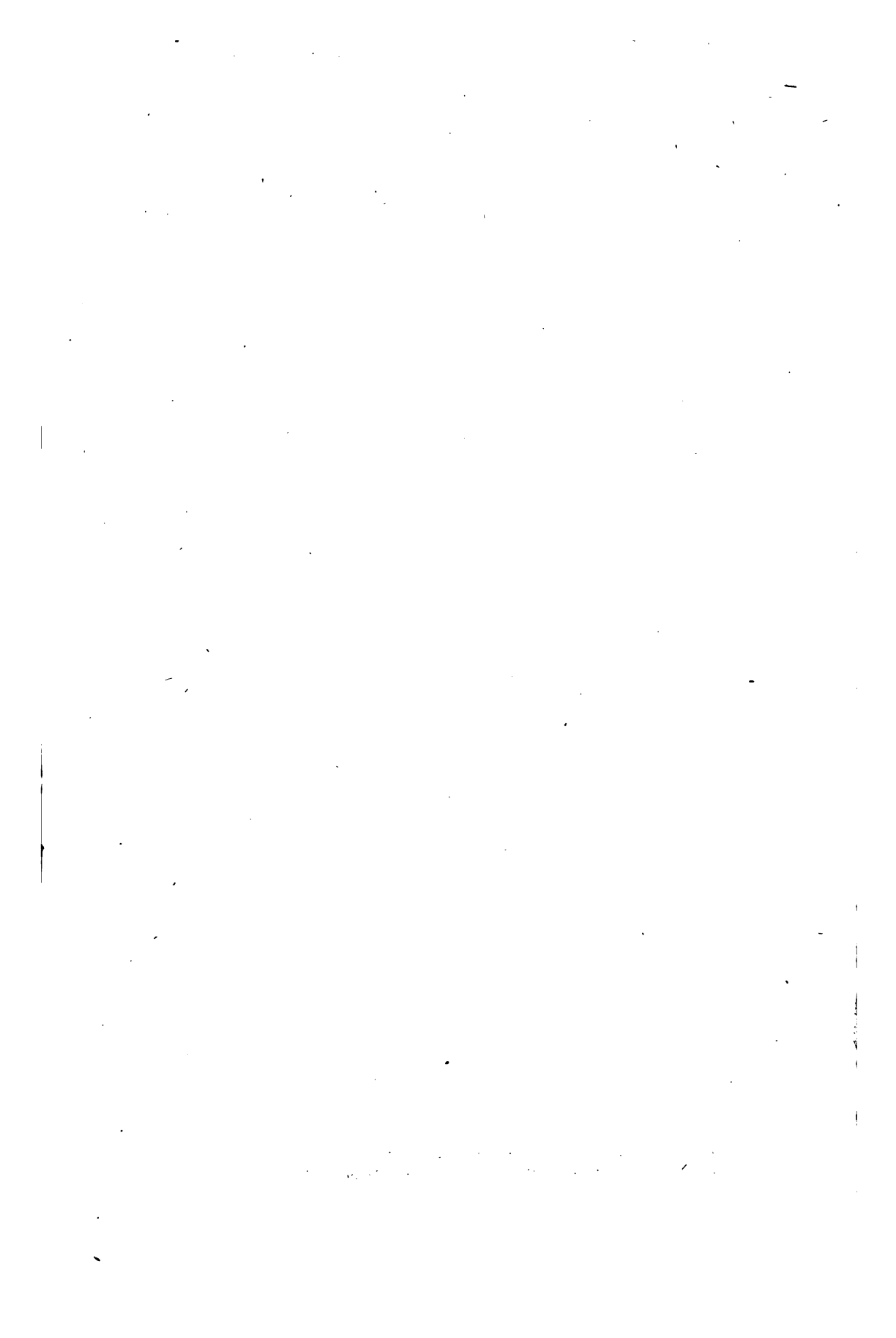
"Public hallway" is a hallway, corridor, passageway or vestibule not within a suite, and includes stairways, landings and platforms.

"Rear hotel" shall be deemed to be a hotel on a rear lot.

"Semifireproof hotel" shall be deemed to be a building with all exterior walls and walls of inner and outer courts built of brick, stone, concrete, reinforced concrete or hollow terra cotta tile (except that the walls of an inner court, which court is surrounded on four (4) sides by the same building, may be constructed as provided in this act for such inner courts); interior partitions and floors constructed of incombustible materials or of wood, with all ceilings, partitions, soffits of stairways, and outside stringers of open stairways and stair wells metal lathed and plastered, or lathed with approved plaster board, well plastered; in which all finished floors, frames, doors and the usual trim of rooms may be built of wood, the roof of which shall be covered with a composition fire-retardant material.

"Shall." Whenever this word is used it shall be deemed to be mandatory.

"Street" shall be deemed to be any public street, alley, thoroughfare or park having a minimum width of sixteen (16) feet, measured from the front lot line to the opposite lot line, and shall have been dedicated or deeded for that purpose.



"Turkish bath" shall be deemed to be a dormitory or a combination of guest rooms, accommodating six (6) or more guests, in connection with which any form of bath or massage is given to the guests.

"Wooden hotel" shall be deemed to be a building which does not fully comply with the requirements for a fireproof or a semifireproof hotel as defined in this act, and shall include all frame buildings and all veneered buildings. In every such building all ceilings and walls or partitions of public hallways, soffits of stairways and the outside stringers of open stairways and stair wells shall be metal lathed and plastered or lathed with approved plaster board and be well plastered, except outside stairways.

"Yard" is an open unoccupied space other than a court on the lot on which is situated a hotel, open and unobstructed to the sky from a point not more than two (2) feet above the floor line of the lowest story in the building in which there are windows from rooms abutting the said yard; except that outside stairways, platforms and balconies constructed of open metal work and fire escapes may extend not more than four (4) feet into a yard, providing they do not in any manner obstruct the light or ventilation of rooms. If such yard is between the front line of the building and the front boundary line of the lot, it is a "front yard." If it is between the extreme rear line of the building and the rear of the lot, it is a "rear yard." If it extends from the rear yard to the front yard or front of lot, it is a "side yard."

Sec. 11 Rear Hotel Prohibited. No hotel shall hereafter be erected on or moved onto a rear lot, nor shall any building for any purpose be hereafter erected in front of any hotel erected after the passage of this act, unless there shall be left unoccupied a front yard extending from the front of the rear hotel to the front line of lot bordering on the street.

Such front yard shall not be in any part less in width than fifty (50) per cent of the actual width of the rear hotel.

Sec. 12. Height of Building: No fireproof hotel hereafter erected shall exceed one hundred fifty (150) feet in height, nor more than one and one-half ($1\frac{1}{2}$) times the width of the widest street to which the lot on which it is situated abuts.

No semifireproof hotel building hereafter erected shall exceed six (6) stories at any point, nor more than sixty-five (65) feet in height, nor more than one and one-half ($1\frac{1}{2}$) times the width of the widest street to which the lot on which it is situated abuts.

No wooden hotel hereafter erected shall exceed three (3) stories at any point, nor more than forty (40) feet in height, nor more than one and one-half ($1\frac{1}{2}$) times the width of the widest street to which the lot on which it is situated abuts.

The width of the street, for this purpose, shall be measured from the extreme front of the building to the front lot line opposite, across the street.

For the purposes of this section a basement shall be deemed to be a story.

The height of a fireproof hotel is the perpendicular distance from the curb level or adjoining ground levels to the highest point of the roof. The height of a semifireproof or of a wooden hotel is the perpendicular distance from the curb level or adjoining ground levels to the lowest point of the finished ceiling of the top story; *provided*, that if the grade of the lot or of the street (curb level) adjoining the lot on which the building is located changes, the building shall be terraced or stepped off above or below such curb level or adjoining ground levels, so as to stay at every point within the height limit and number of stories fixed by this section.

Sec. 13. Yards, Courts, Two Buildings: In no event shall any yard or court be made to serve the purpose of two (2) hotels hereafter erected,

or of an existing hotel and a hotel hereafter erected, unless such yard or court, as the case may be, is of the full size required for two (2) hotels, and then only in the event that such yard or court, as the case may be, is located on the same lot and owned by or in the absolute control of the hotel it proposes to serve.

Where a hotel, now or hereafter erected, stands upon a lot, no other building shall hereafter be placed upon the front or rear of that lot, unless the minimum distance between such buildings shall be at least ten (10) feet, or twelve (12) feet, if either building exceeds the height of two (2) stories, but not the height of three (3) stories, and two (2) additional feet shall be added to such minimum distance of ten (10) feet for every story more than two (2) in height of the highest building on such lot.

Sec. 14. Rear Yard Measurement: The depth of a rear yard shall be measured at right angles from the extreme rear line of the building towards the rear lot line.

Sec. 15. Rear Yard, Size of: The minimum size of every rear yard for a hotel hereafter erected shall be not less in width and in area than an inner court, except that if such rear yard is bounded on its entire one end or side by an outer court, or by a side yard or by a street, or by a public alley or park, then such rear yard shall be not less in width or exceed the maximum length of an outer court; *provided, however*, that if the lot extends through from one street to another street, one-half ($\frac{1}{2}$) of the narrowest street to which said lot abuts may be considered as a part of the lot in computing the rear yard required.

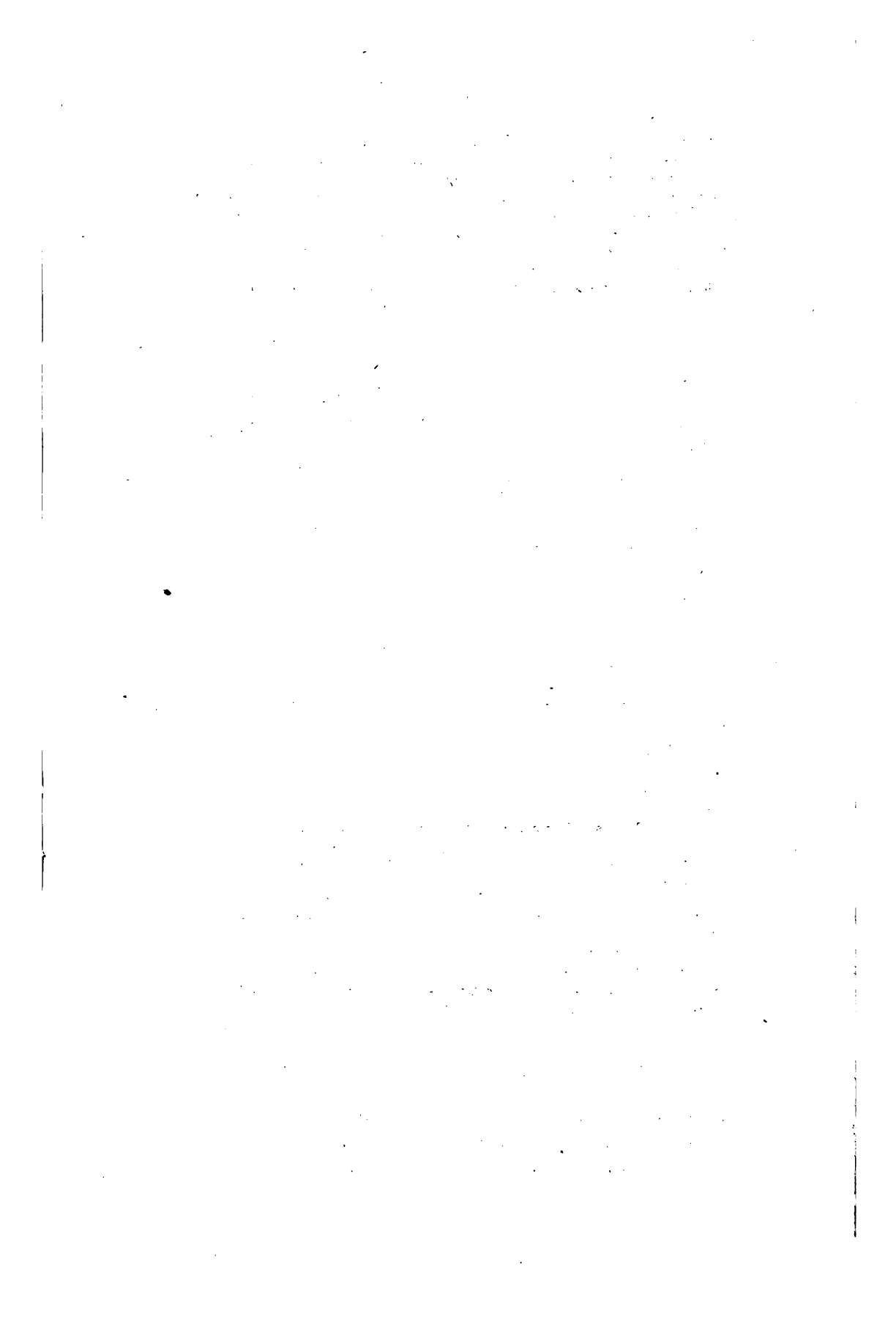
Sec. 16. Rear Yard Access: Every rear yard shall have direct access to a street, or shall have access thereto by means of an unobstructed passageway not less than three (3) feet six (6) inches in clear width, nor less than seven (7) feet in clear height; and if such passageway or any portion thereof passes through a building, such portion thereof shall be built of approved incombustible materials, or shall be lathed with metal lath or approved plaster board and be well plastered, or shall be lined with not less than No. 26 (gauge) galvanized iron, and shall be properly drained and well lighted.

Sec. 17. Front Yard: Every front yard which is excavated below the level of the curb for the purpose of furnishing light and ventilation to a basement shall in no part be less in width and length than required for outer courts.

Sec. 18. Side Yard: The width of every side yard shall be not less than the width required for an outer court, except that the provisions of this act regarding the maximum lengths of an outer court shall not apply to a side yard; *provided*, that if there is a side yard on both sides of the building connected one with the other across the rear of the building by the rear yard, then the width of the side yards may be reduced twelve (12) inches.

Sec. 19. Outer Court Sizes: The minimum size of every outer court for a hotel hereafter erected shall be as follows:

Height of building based on the full number of stories in the building	Minimum width of court	Maximum length of court
2 stories -----	4 ft. 0 in.	16 ft. 0 in.
3 stories -----	4 ft. 6 in.	25 ft. 0 in.
4 stories -----	5 ft. 6 in.	30 ft. 0 in.
5 stories -----	6 ft. 0 in.	35 ft. 0 in.
6 stories -----	8 ft. 0 in.	35 ft. 0 in.
7 stories -----	10 ft. 0 in.	40 ft. 0 in.
8 stories -----	12 ft. 0 in.	40 ft. 0 in.
9 stories -----	13 ft. 0 in.	40 ft. 0 in.
10 or more stories -----	14 ft. 0 in.	40 ft. 0 in.



There shall be added to the minimum width of each such outer court six inches (6") for each five feet (5') or fractional part thereof in excess of the maximum length; *provided, however*, that the maximum lengths herein provided shall not apply to an outer court which is bounded on one side for its entire length by a lot line; *provided, further*, that if an outer court is bounded by a public alley or public park, the width of such public alley or public park may be computed in determining the required width of the outer court.

Sec. 20. Inner Court Sizes: The minimum size of every inner court for a hotel hereafter erected shall be as follows:

Height of building based on the full number of stories in the building	Minimum width of court	Minimum area of court in square feet
2 stories -----	6 ft. 0 in.	75 square feet
3 stories -----	7 ft. 0 in.	120 square feet
4 stories -----	8 ft. 0 in.	160 square feet
5 stories -----	12 ft. 0 in.	250 square feet
6 stories -----	16 ft. 0 in.	400 square feet
7 stories -----	20 ft. 0 in.	625 square feet
8 stories and more -----	24 ft. 0 in.	840 square feet

provided, however, that the minimum size of every inner court which is bounded on one side for its entire length by a lot line may be as follows:

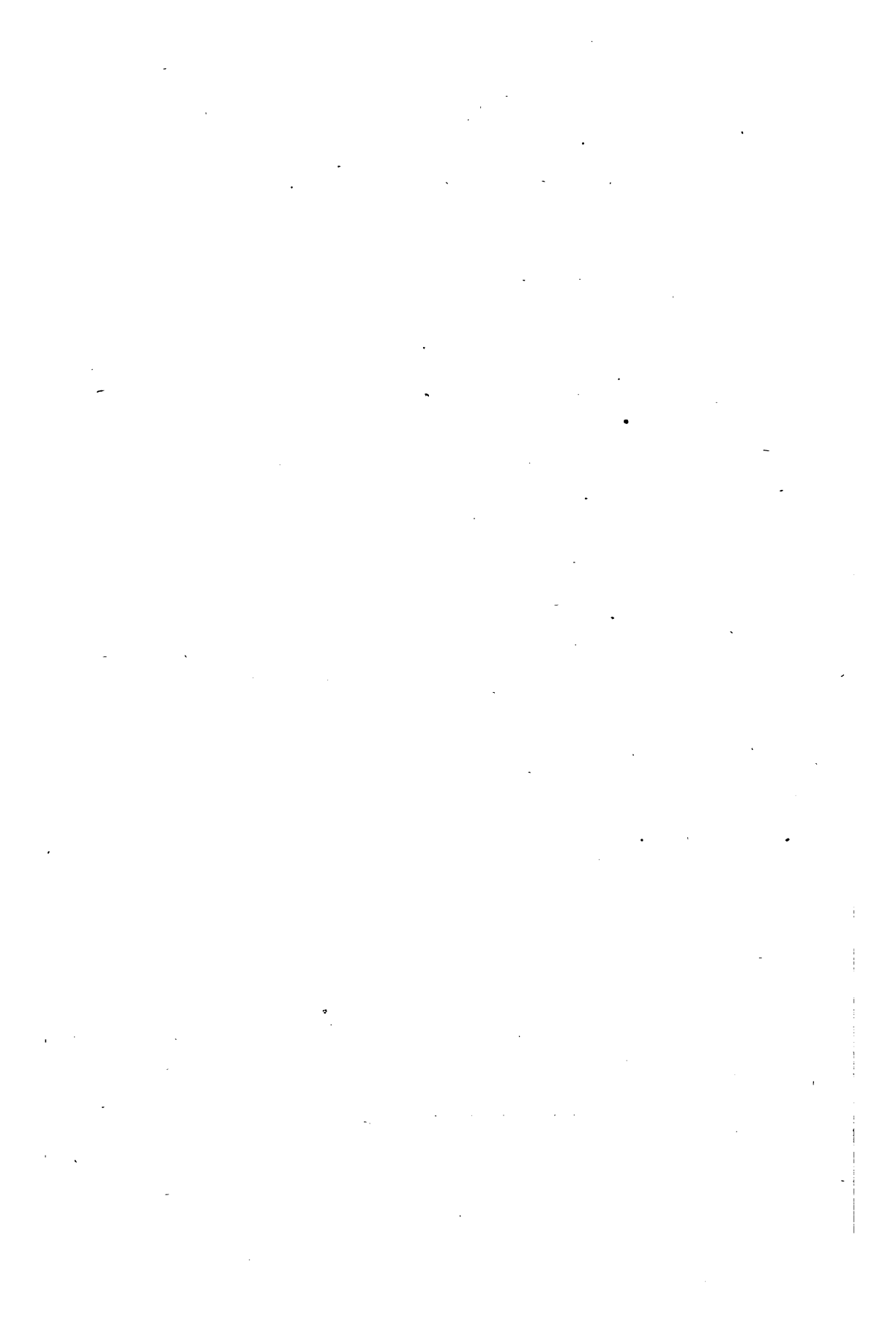
Height of building based on the full number of stories in the building	Minimum width of court	Minimum area of court
2 stories -----	5 ft. 0 in.	75 square feet
3 stories -----	6 ft. 0 in.	120 square feet
4 stories -----	7 ft. 0 in.	160 square feet
5 stories -----	9 ft. 0 in.	250 square feet
6 stories -----	16 ft. 0 in.	400 square feet
7 stories -----	20 ft. 0 in.	625 square feet
8 stories and more -----	24 ft. 0 in.	840 square feet

Every inner court hereafter constructed and every inner court or vent shaft now in any hotel or lodging house shall be provided with a door or window at or near the bottom thereof, giving sufficient access to such court or vent shaft as to enable it to be properly cleaned out.

Sec. 21. Recesses From a Court, Yard or Street: Every recess from a court, yard or street in a hotel hereafter erected shall be not less in width than its length. Every such recess shall be open and unobstructed from a point not more than two (2) feet above the floor line of the lowest story in the building in which there are rooms the said recess proposes to serve. A recess which is not open on one side for its entire width or end to the court, yard or street from which it recesses shall be deemed to be an inner court and conform to all of the provisions of this act affecting inner courts.

Sec. 22. Air Intakes to Inner Courts: Every inner court in a hotel hereafter erected shall be provided with one or more horizontal intakes at the bottom of the court, as follows:

Inner court areas	Minimum number of intakes	Net aggregate area of intakes
Each not exceeding 300 square feet -----	One	19½ square feet
Each not exceeding 800 square feet -----	Two	40 square feet
Each exceeding 800 square feet -----	Two	60 square feet



Every such intake shall always extend directly to the front of lot or front yard, or rear yard, or to a side yard, or to a street, or to a public alley or park. Whenever more than one intake is required, one such intake shall extend to the front of lot or front yard, and one to the rear yard, public alley, public park, or to the other street, and the court ends of the air intakes shall be as far apart as possible.

Each such intake shall consist of an unobstructed duct or passageway having a minimum width of three (3) feet in all its parts and not less than six (6) feet six (6) inches in height.

Every such intake shall be constructed of approved incombustible materials, or shall be lined with No. 26 (gauge) galvanized iron on the inside thereof. Such air intakes may be closed at each end with an open-work gate or grill.

In case the inner court does not extend below the second floor level, then each such air intake may consist of an unobstructed open duct, constructed of approved incombustible materials or lined with No. 26 (gauge) galvanized iron on the inside thereof, having an interior area of not less than nineteen and one-half (19½) square feet, and in no dimension less than twelve (12) inches, and covered at each end with a wire screen of not less than one (1) inch mesh.

Every air intake shall be drained and so constructed and arranged as to be readily cleaned out.

Sec. 23. Cellar Living Prohibited: In no hotel shall any room in the cellar be constructed, altered, converted or occupied for living purposes.

Every cellar shall be illuminated and ventilated to the satisfaction of the department charged with the enforcement of this act. The walls and floor of every cellar hereafter constructed, which are below the ground level, shall be made waterproof and dampproof, and whenever deemed necessary and so ordered by the department charged with the enforcement of this act, the walls and ceilings thereof shall be plastered.

Sec. 24. Basement Living Rooms: In no hotel shall any room in the basement be constructed, altered, converted or occupied for living purposes, unless such room conforms to all of the requirements of this act for rooms in other parts of the building.

Every basement shall be illuminated and ventilated to the satisfaction of the department charged with the enforcement of this act. The walls and floors of every basement hereafter constructed, which are below the ground level, shall be made waterproof and dampproof, and whenever deemed necessary and so ordered by the department charged with the enforcement of this act, the walls and ceilings thereof shall be plastered.

Sec. 25. Ground Floor Ventilation and Rat Proofing: In every hotel hereafter erected, the ground floor thereof shall be at least eighteen (18) inches above the surface soil and adjoining and under the floor, and the entire space under such floor shall be kept dry, drained, clean and free from any accumulation of rubbish, debris or filth.

Such space under the floor shall be enclosed and provided with a sufficient number of openings with removable screens or similar provisions of a size to insure ample ventilation; *provided, however*, that in any such building the ground floor thereof may be less than eighteen (18) inches above the surface soil if the said floor is made impervious to the ingress of rats or other vermin, as follows:

(a) Have foundation walls constructed of concrete or of brick or stone laid in a good mortar or constructed of some other equally as rat proof material.

(b) The said foundation walls shall be not less than six (6) inches in thickness at the top nor less than twelve (12) inches in thickness at the bottom, nor extend less than twelve (12) inches below the surface soil, and except where masonry floors are laid directly on the soil, shall extend not less than six (6) inches above the surface soil.



(c) Every opening in the foundation walls, for ventilation or for other purposes, shall be made rat proof with suitable metal screens or with some other similar rat proof material. Door or window openings in such walls shall have tight-fitting doors or windows.

(d) The said ground floor shall be constructed either of masonry, or covered with concrete not less than one and one-half (1½) inches thick, or constructed of two (2) layers of flooring with a layer of galvanized iron or galvanized iron wire cloth or other approved equally as rat proof material placed between the two (2) layers of flooring. Or in lieu of the floor being constructed as herein prescribed, the entire ground area under the floor shall be covered with concrete not less than two (2) inches thick, except where the surface of the soil is composed of rock. The rat-proofing material shall always extend under the plates of the exterior walls and supporting partitions.

(e) All openings throughout the said floor for chimneys, plumbing, water pipes or for any other purpose shall be closed up tight in the same manner and with the same kind of materials as required under the plates of the exterior walls and supporting partitions, and if the rat-proofing material used for the closing of openings is other than concrete, it shall extend beyond and underlap the flooring all around the opening, not less than two (2) inches.

Sec. 26. Rooms, Size of: In every hotel hereafter erected, every guest room shall contain not less than ninety (90) square feet of superficial floor area. Every such room shall at every point be not less than seven (7) feet in width, nor less than nine (9) feet in height, measured from the finished floor to the finished ceiling; except that attic rooms and rooms where sloping ceilings occur need be nine (9) feet in height in but one-half (½) the area of the room.

Every water-closet compartment shall be not less than thirty-six (36) inches in width and every such compartment bath or slop-sink compartment, or closet or recess from a room, or dressing room shall have a height of not less than seven (7) feet six (6) inches, measured from the finished floor to the finished ceiling.

Every closet, recess from a room, or dressing room which contains more than twenty-five (25) square feet of superficial floor area (built-in dressers, clothes presses and similar features which are a substantial part of the structure shall not be deemed to be part of the floor area of a closet, recess from a room, or dressing room) shall conform to all of the provisions of this act as to guest rooms, and shall contain not less than ninety (90) square feet of superficial floor area.

No part of any room in any hotel shall hereafter be enclosed or subdivided wholly or in part, by a curtain, portiere, fixed or movable partition, or other contrivance or device, for any purpose, contrary to any of the provisions of this act.

Entertainment, amusement or reception rooms, or public dining rooms, hereafter constructed, altered or converted in any hotel shall conform to the provisions of section 30 of this act.

Dormitories hereafter constructed, altered or converted in any hotel shall conform to the provisions of section 62 of this act.

Sec. 27. Windows Required: In every hotel hereafter erected, every guest room, dormitory, kitchen, scullery, pantry or other room in which food is stored or prepared, public dining room, laundry, barber shop, Turkish baths, general amusement, entertainment or reception room, water-closet or shower compartment, bath, toilet or slop-sink room and general utility room shall have at least one window, of the area hereinafter required, opening directly upon a street, yard or court of the dimensions specified in this act and located on the same lot.

All windows required by this act shall be located so as to properly light all portions of the room and shall be made so as to open in all

parts and be so arranged that at least one-half ($\frac{1}{2}$) of the window may be opened unobstructed.

The windows required by this section in a water-closet or shower compartment, bath, toilet or slop-sink room may open directly into a vent shaft in lieu of a street, yard or court. Such vent shaft to be not less than of the minimum size, and constructed of the materials and in the manner prescribed by section 57 of this act, or such rooms or compartments, in lieu of being provided with windows may be ventilated by an exhaust system of ventilation installed, constructed and maintained as prescribed by section 61 hereof.

Kitchens, sculleries, pantries or other rooms used for cooking, storing or preparing of food, public dining rooms, laundries, barber shops, Turkish baths, general amusement or reception rooms and general utility rooms, in lieu of windows may be ventilated by an exhaust system of ventilation installed, constructed and maintained as prescribed by section 61 hereof.

Sec. 28. Windows, Size of in Rooms: In every hotel hereafter erected, the total window area in each guest room, kitchen, scullery, pantry or other room in which food is stored or prepared, laundry, barber shop, Turkish bath, or general utility room, shall be at least one-eighth ($\frac{1}{8}$) of the superficial floor area of the room.

The aggregate window area in each room shall be not less than twelve (12) square feet and no single window shall be less than six (6) square feet in area.

All measurements for window area shall be taken to the outside of the sash.

The window area required for dormitories, entertainment, amusement, reception or dining rooms shall be as hereinafter provided.

Sec. 29. Windows, Size of, Water-Closet, Bath, Toilet Rooms: In every hotel hereafter erected each window in a water-closet compartment, bath, toilet or slop-sink room, or shower room, shall be not less than three (3) square feet in area. The aggregate area of windows for each such compartment or room shall be not less than six (6) square feet. In each such compartment or room containing more than one (1) water-closet, bath, urinal or slop-sink, the aggregate window area shall be equivalent to three (3) square feet for each water-closet, bath, urinal or slop-sink therein; except that at no time need the aggregate window area exceed one-fourth ($\frac{1}{4}$) of the superficial floor area of such compartment or room.

Sec. 30. Windows, Size of, Amusement, Reception, Dining Rooms: In every hotel hereafter erected the total window area in each room used for the purpose of entertainment, amusement, reception or dining room, which room has a superficial floor area not exceeding one hundred eighty (180) square feet, shall be at least one-eighth ($\frac{1}{8}$) of the superficial floor area of such room.

Every such room which has a superficial floor area exceeding one hundred eighty (180) square feet shall have an aggregate window area not less than that required for a room of one hundred eighty (180) square feet of superficial floor area.

Every such entertainment, amusement, reception or dining room shall have a minimum height between the finished floor and the finished ceiling of not less than nine (9) feet. No such room or part thereof shall be used for sleeping purposes, except that said room or part thereof complies with all of the other provisions of this act for guest rooms.

Sec. 31. Windows, Skylights, Public Hallways: In every hotel hereafter erected every public hallway on any floor, where there are more than five (5) guest rooms, shall have at least one (1) window, opening directly upon a street, or upon a yard or a court, of the dimensions specified in this act and located on the same lot; such windows

shall be at the end of the public hallway and placed so as to secure the maximum light into the hallway; *provided, however*, that in hotels not exceeding two (2) stories in height the public hallway may, in lieu of such windows, be lighted and ventilated by one (1) or more skylights constructed in accordance with the provisions of this act.

Every window in a public hallway shall be not less than twenty-nine (29) inches in clear width, nor less than fifty-eight (58) inches in height, and the finished sill of same shall be not more than thirty (30) inches above the adjoining finished floor.

Every window shall be made so as to open, and so arranged that at least one-half ($\frac{1}{2}$) of the window may be opened unobstructed.

Every skylight provided for in this section shall have an effective horizontal area of glass of not less than fifteen (15) square feet, and shall have ridge ventilators or fixed or movable louvers so as to provide a ventilating area of at least eighteen (18) square inches. Such skylights shall be so located that no portion of the hallway be distant more than twenty (20) feet (measured from a vertical line) from a skylight opening.

Any part of a public hallway which is offset, recessed, or cut off from any other part of a hallway where such offset or recess is more in length than one and one-half ($1\frac{1}{2}$) times the width of the public hallway from which it offsets or recesses, shall be deemed a separate public hallway within the meaning of this section.

French windows or doors, if arranged to open and glazed to give the areas of opening and glass required by this act for windows in public hallways, may be used in lieu of windows therein.

Sec. 32. Skylights Over Stairways, Stair Wells: In every hotel two (2) or more stories in height hereafter erected, where there are more than five (5) guest rooms on any one floor, there shall be provided at the roof over each stairway a ventilating skylight, placed directly as practicable over same, having a minimum effective horizontal area of glass at least twenty (20) square feet in area for buildings two (2) stories in height, and the area of glass in such skylight shall be increased at the ratio of six (6) square feet for each additional story in height. In every such skylight the ventilating area shall be not less than forty (40) square inches.

Every such skylight, ventilating openings, shutters and closing and opening devices for the ventilating openings shall be made of approved incombustible materials, and so arranged that the entire ventilating area may be readily opened from at least the topmost and first story levels; except that in hotels not exceeding four (4) stories in height the ventilators may be arranged so as to open from the first story only, or may be fixed permanently in an open position.

Provided, however, that where the stairways are located in the building not more than ten (10) feet distant from the walls adjoining a court, yard or street, and windows are provided as prescribed by section 31 hereof, and at least one (1) of the windows adjacent to the stairways at each floor is provided with an open louver or ventilator, or that at the roof over such stairway there is provided an open louver or ventilator, then the skylights by this section prescribed may be omitted.

Whenever a skylight is required, as in this section provided, there shall be constructed a stair well, the clear open area of which shall be at each floor equal to one-third ($\frac{1}{3}$) of the area of the glass in the skylight.

Sec. 33. Water-Closets Required: In every hotel hereafter erected there shall be installed not less than one (1) water-closet in a separate compartment, located on the public hallway, for each sex, on such floor. One of such water-closets shall be distinctly marked "for men," and one of the water-closets distinctly marked "for women"; and there shall be installed not less than one water-closet in a separate compartment,



located on the public hallway, for every ten (10) guest rooms, or fractional part thereof, on such floor, which are not provided with water-closets. Each of the said water-closets shall be accessible from each of the guest rooms through the public hallway, and not more than one hundred (100) feet distant from the entrance door of each of the guest rooms the said water-closet proposes to serve.

In every hotel hereafter erected there shall be installed not less than one (1) water-closet for every twenty (20) employees of each sex in said building.

No door or other opening in a water-closet or urinal compartment shall open from or into any room in which food is prepared or stored.

The walls enclosing a water-closet compartment shall be well plastered, or constructed of some nonabsorbent material, except that the ordinary wood trim for openings may be used in such a compartment. Every water-closet compartment shall be provided and equipped with a full door, properly hung, and provided with a lock or bolt to lock same.

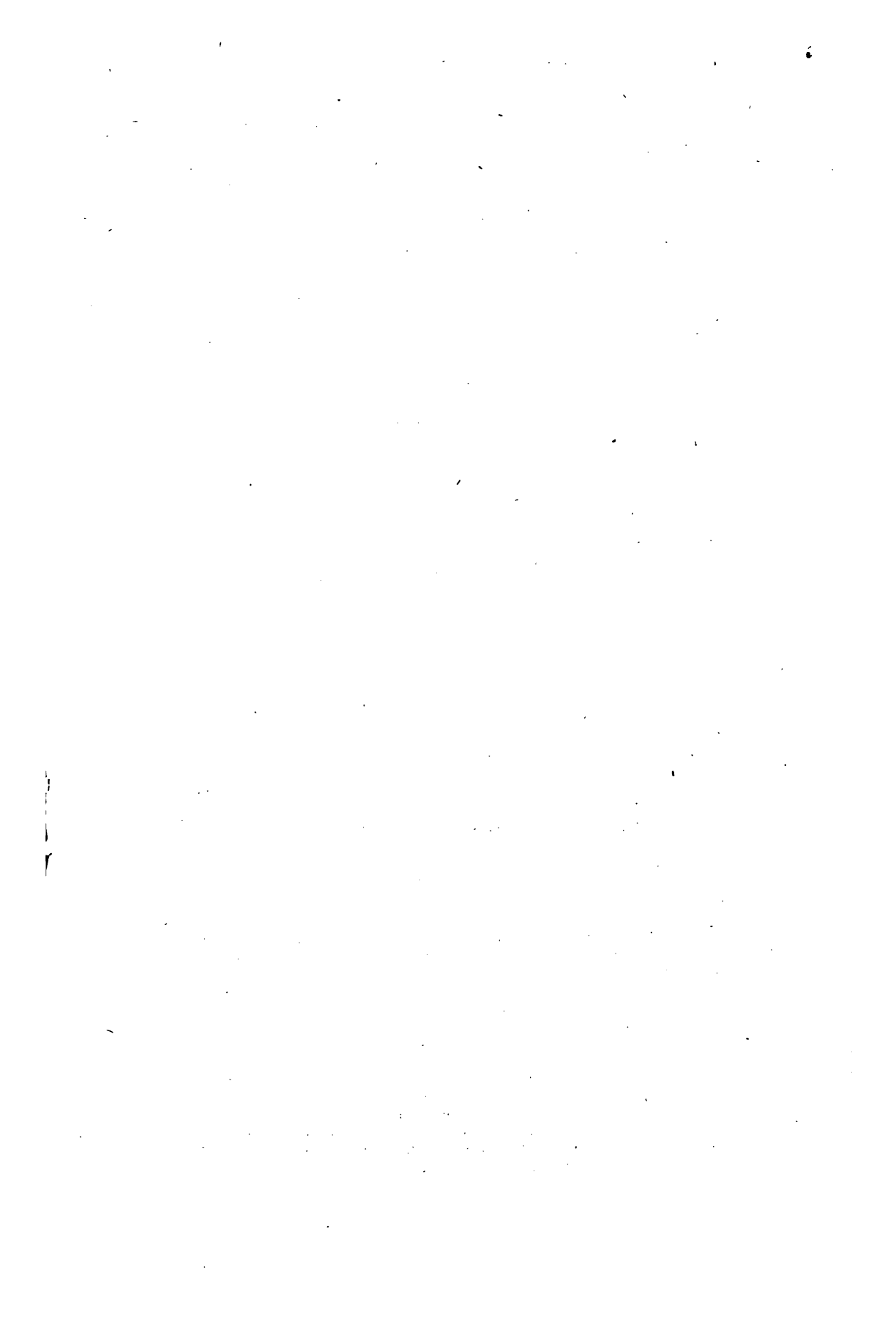
The floor of every water-closet compartment hereafter constructed shall be made waterproof with asphalt, tile, marble, terrazzo, cement or some other similar nonabsorbent material, and such waterproofing shall extend not less than six (6) inches on the vertical walls of the compartment.

Sec. 34. Water-Closets Required, Existing Buildings: In every hotel erected prior to the passage of this act there shall be installed not less than one (1) water-closet in a separate compartment, located on the public hallway for each sex; one (1) of such water-closets shall be distinctly marked "for men," and one (1) of the water-closets shall be distinctly marked "for women"; and there shall be installed not less than one (1) water-closet in a separate compartment, located on the public hallway, for every twelve (12) guest rooms, or fractional part thereof, on such floor, which are not provided with water-closets; *provided, however*, that the housing department charged with the enforcement of this act may exempt any hotel existing at the time of the passage of this act from fully complying with the provisions of this section when, in its discretion, such deviation will not be detrimental to the health of the occupants thereof, or to the sanitation of the said hotel or premises; *provided, further*, that no such exemption shall apply to any addition or extension to a hotel.

Every water-closet hereafter placed in a hotel erected prior to the passage of this act shall comply with every provision of this act relative to water-closets installed in hotels hereafter erected, except that if a water-closet is installed in the top story of any such building, the compartment in which it is installed may be ventilated by a skylight with fixed louvers in lieu of a window, if satisfactory to the department charged with the enforcement of this act; *provided, however*, that a new water-closet may be installed to replace a defective or antiquated fixture in the same location. No door or other opening in a water-closet, privy, or urinal compartment shall open from or into a room in which food is prepared or stored.

Every hotel erected prior to the passage of this act, or hereafter erected, where a connection with the sewer is possible, shall discontinue the use of any school sink, privy vault or any similar receptacle used to receive fecal matter, urine or sewage, and every such receptacle shall be completely removed and the place where it was located be properly disinfected. All such receptacles shall be replaced by individual water-closets of durable nonabsorbent material, properly connected, trapped, vented and provided with flush tanks, the same as is required, by the provisions of this act, in hotels hereafter erected.

Sec. 35. Bath and Other Plumbing Fixtures: In every hotel hereafter erected there shall be installed not less than one (1) bath tub or shower, in a separate compartment, located on the public hallway, for



every ten (10) guest rooms, or fractional part thereof, not provided with private baths; *provided*, that the said bath tub or shower is on the same floor and is accessible from each guest room through the public hallway.

The walls and floors to every bath, shower or slop-sink room hereafter constructed shall be waterproofed and shall be provided with doors in the same manner as required for the construction of water-closet compartments in hotels hereafter erected.

Sec. 36. Bath, Shower, Sink Required, Existing Buildings: In every hotel erected prior to the passage of this act there shall be installed not less than one (1) bath tub or shower, in a separate compartment, located in the public hallway, for every twenty (20) guest rooms, or fractional part thereof, which are not provided with private baths; *provided*, that the said bath tub or shower is located on the same floor and is accessible from each guest room through the public hallway.

There shall also be installed not less than one (1) slop-sink on each floor.

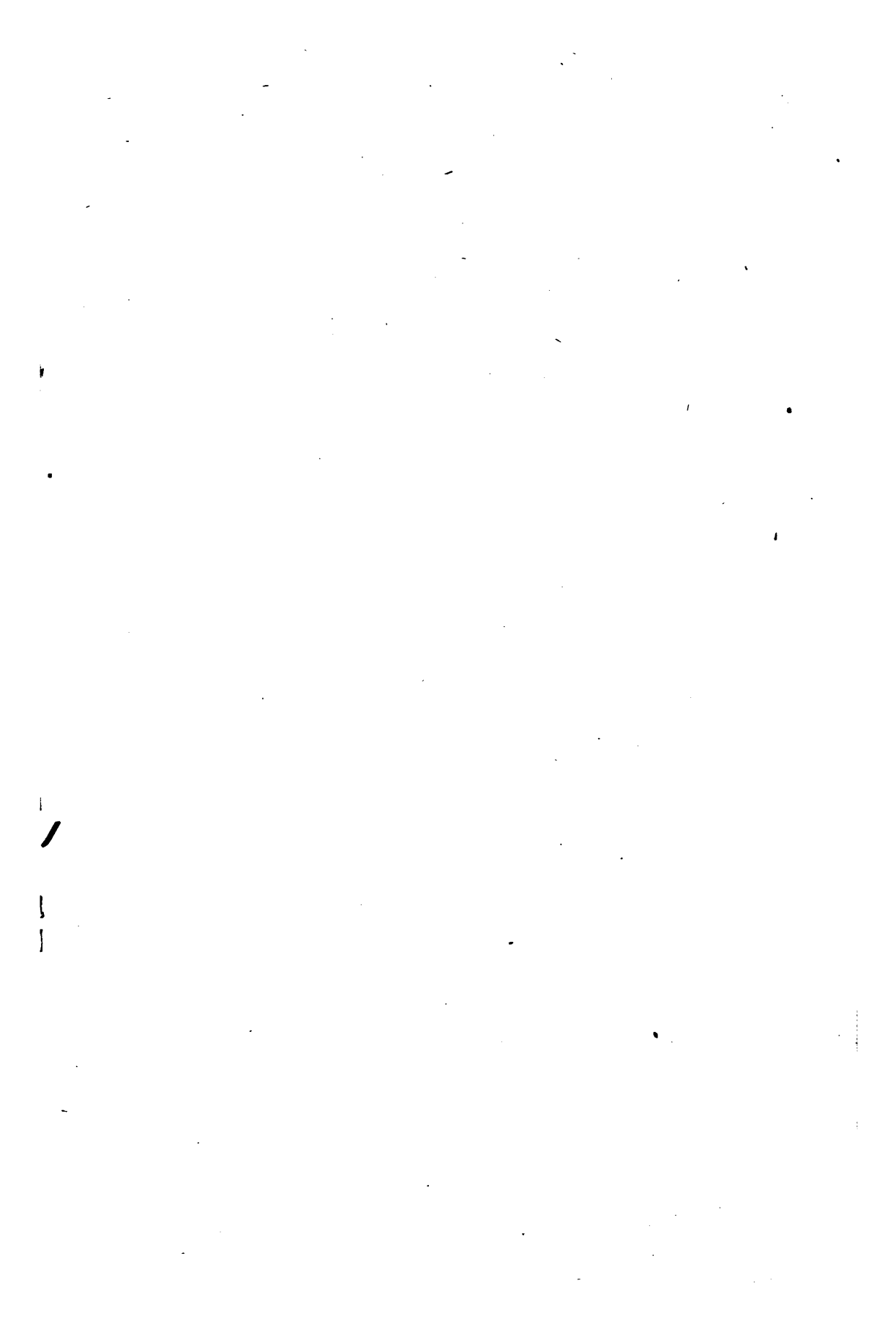
Provided, however, that the housing department charged with the enforcement of this act may exempt any hotel existing at the time of the passage of this act from fully complying with the provisions of this section when, in its discretion, such deviation will not be detrimental to the health of the occupants thereof, or to the sanitation of the said hotel or premises; *provided, further*, that no such exemption shall apply to any addition or extension to a hotel.

Sec. 37. Water and Sewer Connections: In every hotel hereafter erected every plumbing fixture shall be provided with running water, and there shall be provided faucets, with running water, sufficient in number so that all of the yards, courts and passageways may be washed. Faucets shall be of the hose bibb type, three-quarter ($\frac{3}{4}$) inch size.

Every plumbing fixture affecting the sanitary drainage system in any hotel hereafter erected, shall be properly connected with the street sewer, if a street sewer exists in the street abutting the lot on which the building is located and is ready to receive connections. When it is impracticable to connect such plumbing fixtures with a street sewer, then the plumbing fixtures shall be connected and drained into a cesspool constructed satisfactorily to the department charged with the enforcement of this act; or some other means of sewage disposal satisfactory to the department charged with the enforcement of this act may be made until such time as it may become practicable and possible to connect with the street sewer.

Sec. 38. Water Faucets, Existing Buildings: In every hotel erected prior to the passage of this act, every plumbing fixture shall be provided with running water, and there shall be provided faucets, with running water, sufficient in number so that all of the yards, courts and passageways may be washed. Faucets shall be of the hose bibb type, three-quarter ($\frac{3}{4}$) inch size.

Sec. 39. When Water-Closets, Baths, Showers, Other Plumbing Fixtures, Need Not Be Installed: Water-closets, baths, showers, sinks, slop-hoppers, faucets and other plumbing fixtures required by this act need not be installed in the event that the hotel hereafter erected or an existing hotel, as the case may be, is situated where there is no running water and where there is no practical means of sewage disposal, until such time as it becomes practicable and possible to obtain running water and means of sewage disposal; *provided*, in every such case the department charged with the enforcement of this act shall decide whether or not it is practicable and possible to provide running water and proper means of sewage disposal. A special permit in writing shall be obtained in every such case from the department charged with the enforcement of this act, which permit shall be made in duplicate, and a copy thereof shall remain on file in the department issuing it; *provided, further*, that



proper, separate toilet facilities for each sex shall be provided for the use of the occupants of such building. Such facilities shall be made sanitary and satisfactory to the department charged with the enforcement of this act. A privy, or toilet other than a water-closet, erected under the authority of this section shall consist of a pit at least three (3) feet deep, with suitable shelter over the same, the openings of the shelter and pit shall be enclosed by fly screening, and the door to the shelter shall be made to close automatically by means of a spring or other device. No privy pit shall be allowed to become filled with excreta to nearer than one (1) foot from the surface of the ground, and the excreta in the pit shall be covered with earth, ashes, lime or similar substances at regular intervals.

All drainage water shall be conveyed from the premises by means of a covered drain to a covered cesspool.

Sec. 40. Plumbing Connections and Sanitation: In every hotel erected prior to the passage of this act all plumbing fixtures affecting the sanitary drainage system shall be properly trapped and vented and made sanitary in every particular. In any hotel hereafter erected, and in any hotel erected prior to the passage of this act no plumbing fixtures shall be enclosed with woodwork, but the space under and around same must be left entirely open. All woodwork enclosing a water-closet, sink, slop-hopper, wash tray or lavatory shall be removed and the floor and wall surfaces beneath and around such water-closet, sink, slop-hopper, wash tray or lavatory shall be maintained in good repair, and if of wood, well painted with a light colored paint of sufficient body to make it nonabsorbent. All wooden seats, attached to water-closet bowls, shall be varnished, or enameled, or by some other method made nonabsorbent.

In every hotel hereafter erected water-closets shall have earthenware bowls and shall have earthenware seats integral with the bowls, or wooden seats, varnished or enameled so as to be nonabsorbent, or seats made of some nonabsorbent material attached directly to the bowls. No wooden wash trays or wooden kitchen sinks shall be permitted in such buildings. All plumbing connections hereafter made in buildings shall be of standard lead, iron, steel or brass; and every gas and water service connection hereafter made shall be of steel or iron, and shall be equipped with cut-off valves placed outside of the building, and such cut-off valves shall be readily accessible.

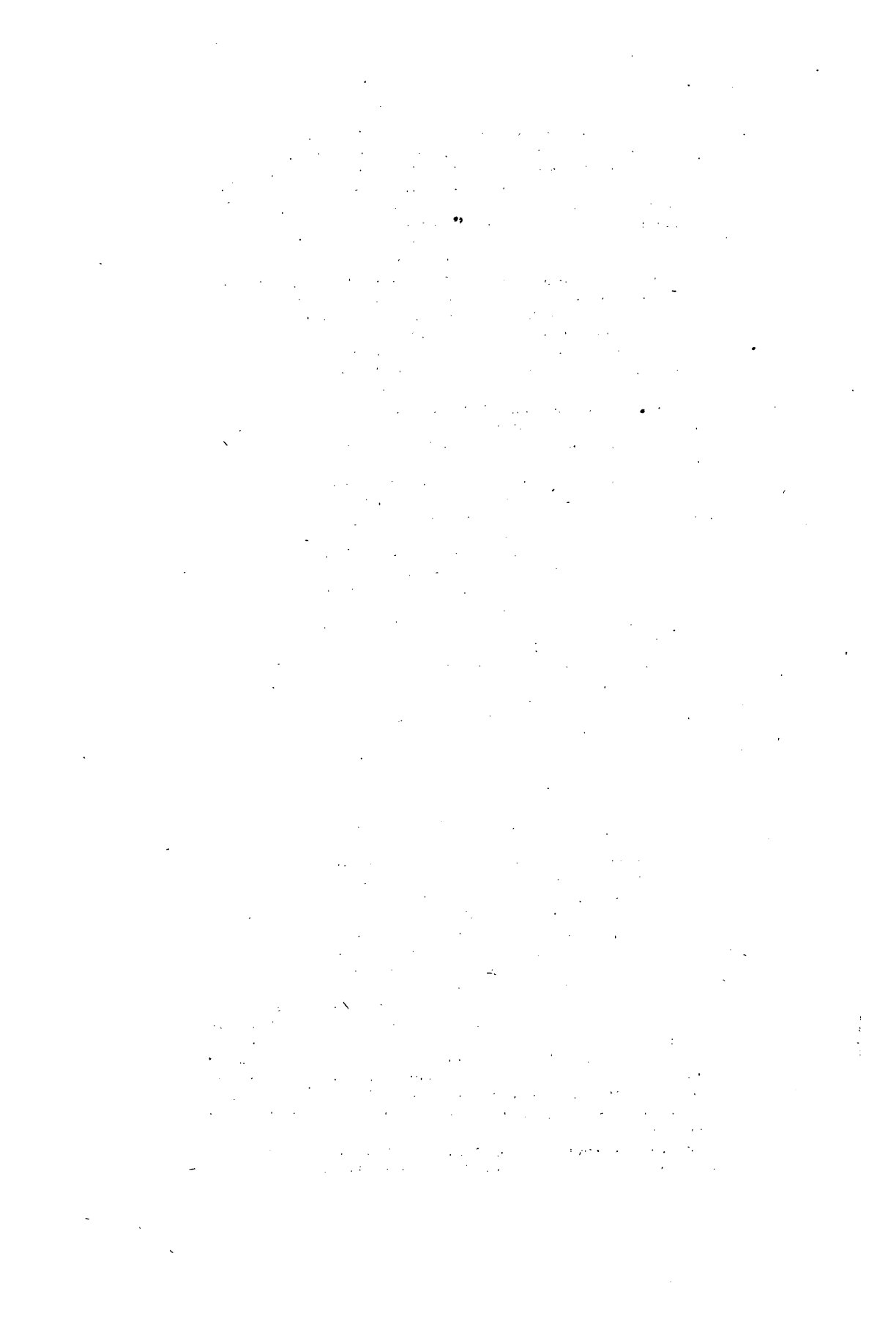
Whenever any plumbing fixture becomes insanitary the department charged with the enforcement of this act is hereby empowered to order the same removed and to order that it be replaced by a fixture conforming to the provisions of this act.

Sec. 41. Two Means of Egress: Every hotel hereafter erected, three (3) or more stories in height and in which there are three (3) or more suites or guest rooms on any one floor, shall be so designed and constructed that every guest room in such building shall have not less than two (2) means of egress, either by stairways or fire escapes, constructed in accordance with the provisions of this act. Such means of egress shall be accessible from every guest room, either directly or through a public hallway, and so located that should one egress be blocked, the other egress shall be available.

Sec. 42. Stairways Required: Every hotel hereafter erected shall have not less than two (2) stairways.

Every fireproof hotel hereafter erected shall have not less than one (1) stairway, not less than three (3) feet six (6) inches wide, for each six thousand (6,000) square feet, or fractional part thereof, of floor area in any one (1) floor above the first floor thereof.

Every semifireproof hotel hereafter erected shall have not less than one (1) stairway, not less than three (3) feet six (6) inches wide, for



each four thousand (4,000) square feet, or fractional part thereof, of floor area in any one (1) floor above the first floor thereof.

Every wooden hotel hereafter erected shall have not less than one (1) stairway, not less than three (3) feet six (6) inches wide, for each three thousand (3,000) square feet, or fractional part thereof, of floor area in any one (1) floor above the first floor thereof.

Every hotel hereafter erected shall have not less than one (1) stairway leading from the outside to every basement or cellar thereof.

Sec. 43. Stairways, Floor Area in Relation to: The largest floor area above the ground floor shall be used as the basis for computing the number of stairways required in a hotel hereafter erected; *provided*, that if all floors above the largest floor area of the building are diminished in area, the stairway or stairways from that portion of the building containing a smaller area may be computed on the basis of the largest floor area in that portion of the building.

Sec. 44. Stairways, Location of: All stairways hereafter constructed shall be located so as to furnish the best means of egress from the building, shall be as far removed from each other as is practicable, and shall be as follows:

Access to stairways shall be provided at every floor by means of a public hallway, corridor, or passageway, and the public hallway, corridor, passageway and stairway from the ground exit level to the top story or roof shall be accessible at all times.

No stairway shall abut on more than one side of an elevator shaft.

No stairway shall be located over a steam boiler, gas meter or gas heater or furnace, unless such boiler, gas meter, gas heater or furnace be located in a room constructed entirely of approved incombustible materials. No stairway leading from any other portion of the building shall terminate in or pass through a boiler room.

Sec. 45. Stairways, General Requirements: Every stairway hereafter constructed shall be as follows: have a rise of not more than (8) inches and a run of not less than nine (9) inches, without change in the run or rise between floors; shall not be a circular or winding stairway, and shall be provided with head room of not less than six (6) feet six (6) inches, measured from the nearest nosing of the stairway to the nearest soffit.

The depth of every landing in a stairway shall be at least equal to the width of the stairway.

Stairways required by this act shall be continuous from the ground floor level to the top story, *i. e.*, the flights of such stairways shall be constructed one directly above the other, or shall be constructed so that each flight shall be in plain view of each succeeding flight; *provided, however*, that half of the stairways from the upper floors may terminate at the second floor, in the event that the stairways from the first to the second floor be increased in width not less than fifty (50) per cent.

Stairway shall have at least one (1) handrail and if the stairway be five (5) feet or more in width, shall have a handrail on each side thereof.

The under side and soffits of stairways and the outside stringers of open stairways in semifireproof, and in all stairways, except outside stairways, in wooden hotels shall be metal lathed and plastered or lathed with approved plaster board and plastered.

The width of stairways shall be measured in the clear of all projections except the baseboards, and except that handrails and newell posts may project not more than four (4) inches. The landings, public hallways, and corridors from stairways shall be of the same width and measured in the same manner.

Sec. 46. Closets Under Stairs: No closet of any kind shall be constructed in any hotel under any wooden stairway, but such space shall



be kept entirely open, and be kept clean and free from all encumbrance: or such space shall be effectually closed with walls of studs, lathed and plastered, with no door or opening of any kind therein; *provided, however*, that the provisions of this section as to a closet under a stairway shall not apply to any hotel not more than two (2) stories in height, in which there are not more than five (5) guest rooms above the first floor thereof.

Sec. 47. Stairway Roof Egress: In every hotel hereafter erected more than two (2) stories in height, the stairway nearest to the main entrance of the building shall be carried to the roof level and shall give egress to the roof through a penthouse or roof structure. In every such building not exceeding two (2) stories in height there shall be constructed a scuttle, in the public hallway, near the stairway. Such scuttle shall be not less than two (2) feet by three (3) feet in area, and shall be cut through the ceiling and roof.

Penthouses over stairways shall be built either of fireproof materials or of wood studs, lathed with metal lath or approved plaster board and plastered on the inside and outside thereof; or such penthouses may be covered in the same manner and with the same kind of materials as required by this act for the doors from such penthouses.

The door to the roof from a penthouse or roof structure shall be self-closing and shall open outward to the roof and shall be covered on both sides and edges with tin or other metal, so as to be fire resisting.

The frames and trim of such door opening shall be similarly constructed and all glass in such door shall be wired glass not less than one-fourth ($\frac{1}{4}$) inch thick.

Every hotel of more than two (2) stories in height, erected prior to the passage of this act, shall have in the roof a penthouse or a scuttle, which scuttle shall be not less than twenty-one (21) inches by twenty-eight (28) inches, located in the ceiling of a public hallway. There shall be provided a stairway or a stationary ladder, leading from the top floor of such hotel to the roof thereof. Such stairway or stationary ladder shall be made readily accessible to all the tenants of the building. No scuttle or penthouse door shall at any time be locked with a key, but may be fastened on the inside by a moveable bolt or lock.

Sec. 48. Fire Escapes Required: On every hotel hereafter erected more than two (2) stories in height, there shall be provided at least one fire escape. If such hotel or lodging house exceeds three thousand (3,000) square feet of floor area on any one floor above the second floor thereof, such building shall be provided with one additional fire escape for each four thousand (4,000) square feet of floor area or fractional part thereof.

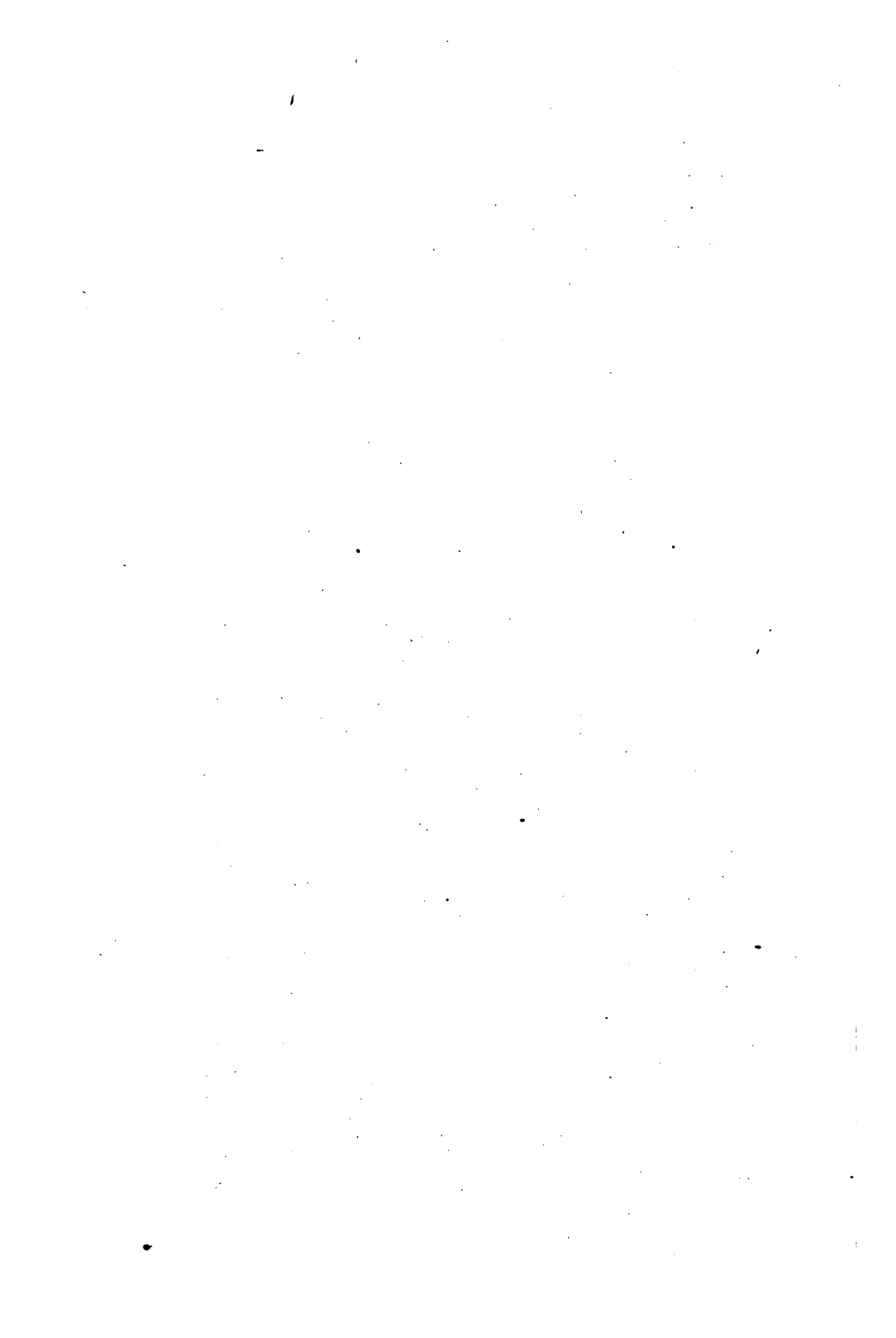
Fire escapes required by this act shall be of one of the following types:

Type 1: Metallic throughout and fastened securely to the exterior walls of the building, with a balcony at each story above the basement, with inclined stairways connecting all balconies and a goose-neck ladder connecting the topmost balcony to the roof. The lowest balcony of such fire escape to be not more than fourteen (14) feet above the street or ground level directly under same.

All metallic balconies shall be not less than forty-four (44) inches in width nor less than thirty-three (33) square feet in area. The stairway openings therein shall be not less than twenty-one (21) inches wide and forty (40) inches in length. The balcony balustrade shall be not less than thirty-four (34) inches high, with no opening in such balustrade greater than eight (8) inches in horizontal dimension.

There shall be no opening greater than one (1) inch in width in a fire escape balcony platform, except the stair well opening.

There shall be no opening greater than one (1) inch in width in the lowest fire escape balcony platform, except that there be attached a counter-balanced or permanent ladder reaching to the street or ground below.



Every balcony platform shall be fastened to the outside walls of the building by building in and anchoring to such walls the balcony platform and the balustrade framing, or by securely bolting same thereto. Every balcony shall be supported by brackets, braces, or struts fastened to or built in and anchored to the walls.

The inclined stairways shall be not less than eighteen (18) inches in width and placed in no part nearer than twenty-one (21) inches from the face of the wall. Such inclined stairways shall have an inclination of not less than four (4) inches and not more than six (6) horizontally to each twelve (12) inches of vertical height. The treads shall be not less than four (4) inches wide, placed not more than twelve (12) inches apart. Each side of such stairways shall be provided with a one (1) inch pipe handrail fastened to the stair stringers and continued around the well hole openings of balcony platform.

The goose-neck ladder shall be not less than fifteen (15) inches wide and extend vertically from the topmost balcony to three (3) feet above the fire wall or roof above, and then be brought down and fastened to the inside face of the fire wall or to the roof. The rungs of the goose-neck ladder shall be not less than five-eighths ($\frac{5}{8}$) inch round iron or steel, placed not more than fourteen (14) inches apart. The goose-neck ladder shall be securely braced and fastened to the outside wall, and in no case shall such ladder pass in front of any opening in the wall to the interior of the building. The cornice opening for the passage of such ladder shall be not less than twenty-four (24) inches in width and twenty-four (24) inches in the clear outside of the ladder.

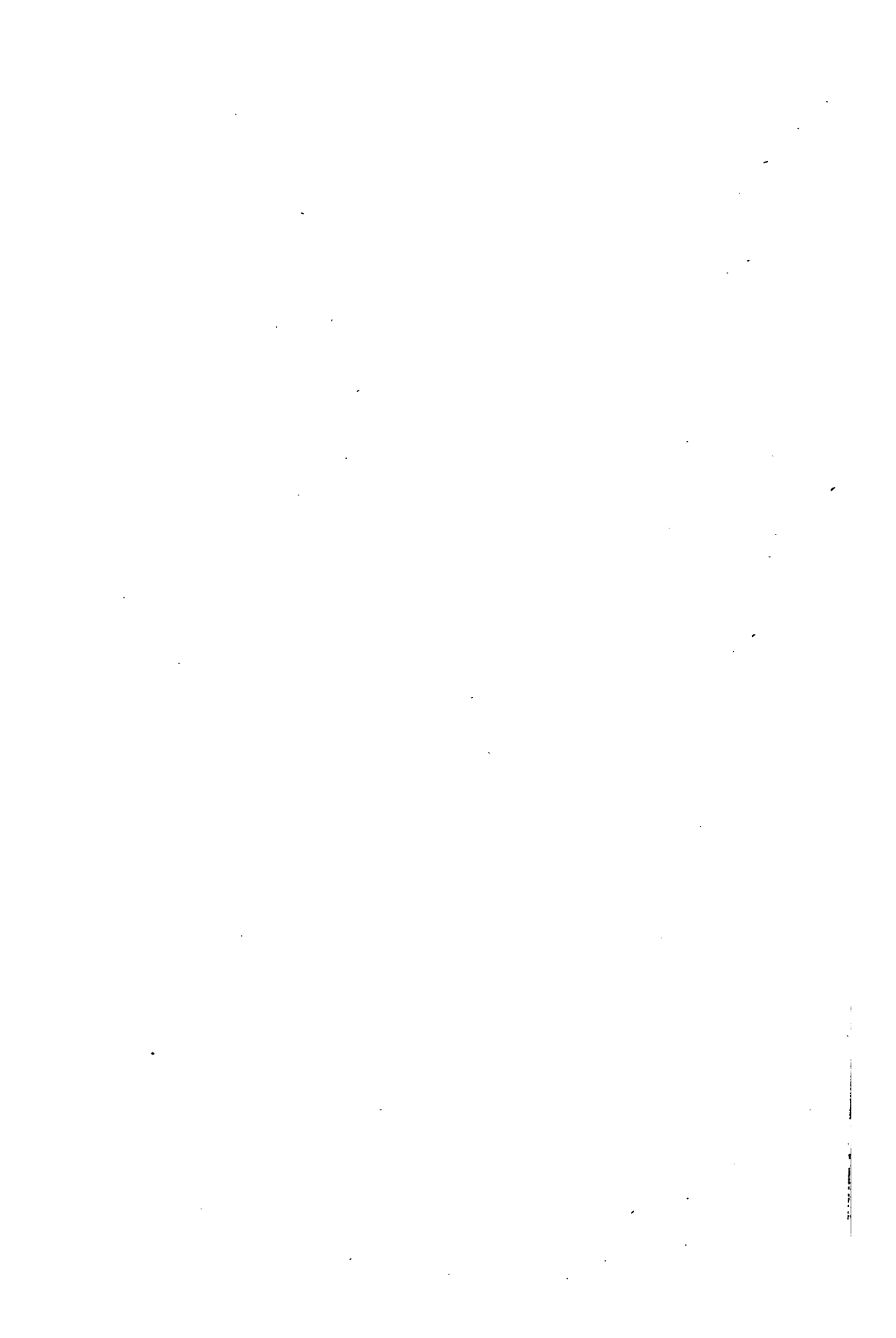
Such fire escape shall be framed and riveted or bolted together in a solid, substantial manner and properly supported, braced and fastened to the outside walls so as to be rigid, durable and secure and carry the loads imposed.

All metallic fire escapes shall be painted with not less than two (2) coats of good, durable paint; or such fire escapes may be galvanized.

Type 2: Metallic ladders and stairways conforming to the provisions set forth for Type 1 and with reinforced concrete or iron or steel fire-proofed balconies, with fastenings of similar materials. Such balconies to measure the full size inside of balustrades. Floor openings and well holes provided and protected similarly to the requirements for metallic balconies.

Type 3: Any type of an enclosed approved metallic spiral fire escape which consists of a rigid form of an inclined chute or chutes constructed entirely of incombustible material; securely attached to the outside walls of the building; provided with proper means of ingress thereto from the building and egress therefrom at the bottom; having means enabling firemen to reach the roof thereby from the ground; equipped with standpipes; painted the same as provided for metallic fire escapes; and satisfactory to the department charged with the enforcement of this act as being as solid, substantial and durable and as fireproof in construction, and providing at least as safe and efficient means of escape from the building for the occupants thereof, and furnishing all the protection and utility of the metallic fire escape described as "Type 1" in this act.

Type 4: Fire and smoke towers, consisting of a fire escape stairway not less than twenty (20) inches in width, constructed of reinforced concrete, iron or steel, or a combination of these materials; and in all other details as required in this act for metallic fire escape stairways; said stairways being continuous the full height of the building from the first floor exit level to the roof, and with handrails on each side thereof the full length of same. Such stairways to be constructed at a point adjoining the exterior walls of the building and be entirely enclosed with walls of brick, terra cotta tile, concrete or reinforced concrete not less than twelve (12) inches thick; such walls to be continuous from the basement up to and extending three (3) feet above the roof of the building, with no covering of any kind over same, and with no openings in the walls of such tower into the



building. The enclosing walls of such tower not to be used to carry or support any floor joist, beam, girder or other structural feature of the building, nor to be chased for any pipe, conduit or other purpose; to have an exit from the enclosure at the first floor line opening directly to a street or yard, and having an entrance by means of an outside balcony at each floor, such balconies to have a solid floor and in all other details and kind of materials to be as in this act required for metallic fire escape balconies. The balconies to be located and arranged to connect with a door opening from a public hallway in the interior of the building and with a door opening leading from the balcony to the tower, such door opening from the building to the balcony and from the balcony to the tower to be not less than thirty (30) inches wide by seventy-two (72) inches high and be equipped with metal-lined doors and with a frame and threshold of such door openings constructed of fireproof materials.

Type 5: A fire and smoke tower in every way similar to "Type 4" of this section, except that instead of the outside balcony there be built a vestibule with enclosing walls continuous with and of the same kind of materials and of the same thickness as the enclosing walls of the fire tower; that the vestibule opening be direct from a public hallway and be equipped with metal-lined doors. The vestibule floor to be of masonry construction. The enclosure to have an opening at each floor through the exterior wall of the building, such opening to extend from the floor to the ceiling and be not less in width than three-fourths ($\frac{3}{4}$) of the width of the tower, said opening to be protected with an open metallic balustrade similar to that specified for metallic fire escape balconies.

Sec. 49. Fire Escape, Stairway Combined: In any hotel hereafter erected in which there is constructed a fire escape of "Type 4" or "Type 5," as prescribed in this act, such fire escape may be used and construed as a stairway and a fire escape combined; *provided*, that there is at least one other stairway or one other fire escape constructed in accordance with the provisions of this act, in the said building.

Sec. 50. Fire Escapes, Location of: Every fire escape required by this act shall be located on the building so as to furnish the best means of escape therefrom for the occupants, and at least one (1) such fire escape shall be located on a street front. Every such fire escape shall have egress thereto from a public hallway or passageway not less than three (3) feet wide, or such fire escapes, in lieu of being located on a public hallway, shall be so located that each guest room has direct egress thereto without passing through another room. If a public parlor, public lobby, or similar room is connected directly with the public hall, corridor or passage way through a clear and unobstructed opening, without doors, then egress may be had thereby to a fire escape. Signs shall be placed on each floor designating the location of fire escapes.

Sec. 51. Fire Escape, Floor Area in Relation to: The largest floor area above the second floor shall be used as a basis for computing the number of fire escapes required by this act; *provided*, that if all floors above the largest floor area are diminished in size, the number of fire escapes from that portion of the building containing the smaller area may be computed on the basis of the largest floor area in that portion of the building.

Sec. 52. Fire Escapes, General Requirements: All parts of each balcony platform of a fire escape shall be designed to carry, in addition to the dead load thereof, a live load of one hundred (100) pounds per square foot over the entire area thereof (using outside dimensions) and the live and dead loads from the ladders or stairs supported thereon.

Each ladder shall be designed to withstand a horizontal pressure of one hundred (100) pounds per square foot.



Each stairway shall be designed to carry, in addition to the dead load thereof, a live load of one hundred fifty (150) pounds per square foot of horizontal projection.

Top rails of balcony balustrades shall be designed to withstand a horizontal pressure of one hundred (100) pounds per lineal foot of railing.

Each balcony shall be independently supported.

All fastenings of fire escape balconies to the building shall be designed to carry twenty-five (25) per cent greater load than the total dead and live loads carried by the balconies. The balcony anchorage shall be direct to the structural steel or iron members of the balustrades and platforms extended into the walls and anchored into the structural work of the building.

The level of the inside sill of the door or window giving access to a fire escape balcony shall be not more than thirty (30) inches above the adjoining floor in the building. Every such door or window opening shall be not less than twenty-nine (29) inches in clear width nor less than fifty-eight (58) inches in height.

Where double-hung windows are used in such openings, the lower sash shall be at least the size of the upper sash and shall slide to the top of such opening. Any lock used on any such window shall be of a type which can be readily opened from the interior of the building without the use of a key or other tool.

Sec. 53. Fire Escapes, Maintenance of: Every fire escape in or on a hotel hereafter erected, or in or on a hotel erected prior to the passage of this act, shall at all times be maintained in good order and repair, well painted and clear and unobstructed at all times, and be readily accessible, and shall not be used for the purpose of placing any boxes, flower pots, garbage cans, ash cans or any similar receptacles or obstacle, or for any purpose that would in any manner obstruct the free use of same.

Sec. 54. Fire Alarm Gong Required: In every hotel hereafter erected, and in every hotel erected prior to the passage of this act, where there are five (5) or more guest rooms on any floor, there shall be installed and maintained in good working order, in the public hallway on each floor, a fire alarm gong which shall be so designed that it can be operated by a mechanical device; which device shall be located in the public hallway, near the main entrance to the building and be readily accessible, either by being installed in a box or some similar receptacle with a glass or open front.

Sec. 55. Exterior Standpipes: On every hotel hereafter erected four (4) or more stories in height, there shall be provided one (1) or more metallic standpipes. Each such standpipe shall be not less than four (4) inches in internal diameter, and shall have a Siamese inlet valve near the sidewalk or ground directly under same, and an outlet valve at each story above the first story and on the roof.

One such standpipe shall be placed on or in the exterior walls of the building at one fire escape on each street frontage, and the outlet valves shall be readily accessible from the balconies of the fire escapes.

The inlet and outlet valves on every standpipe shall be threaded and brought to a size which will meet the standard connections of the local fire department of the municipality in which such hotel or lodging house is being erected.

The standpipes required by this section need not be installed in any hotel which is situated where there is no running water and where it is not practicable or possible to obtain water for efficient use of such standpipes in case of fire, until such time as it is practicable and possible to obtain running water; and the department charged with the enforcement of this act shall decide whether or not it is possible or practicable to obtain running water.

Sec. 56. Shafts, Elevator, Dumb-waiter: In every fireproof hotel hereafter erected, every elevator shaft, dumb-waiter shaft or other interior shaft shall be inclosed in walls constructed of concrete, reinforced concrete, brick, terra cotta tile or other similar hard, incombustible materials, or shall be constructed of metal studs lathed either with metal lath or an approved plaster board and plastered on both sides so as to make a solid partition not less than two (2) inches thick.

In every semifireproof or wooden hotel hereafter erected, every such shaft shall be inclosed by walls constructed as provided by this act for fireproof hotels, or such walls shall be constructed with wood studs, with wood firestops the same size as the studs, cut in between the studs at each floor and half way between each floor, lathed on both sides with metal lath or an approved plaster board and be well plastered.

Every opening from any shaft into the building shall be equipped with a metal door and with door frame and trim entirely of metal; or such door and door frame shall be constructed of wood covered with metal on the shaft side thereof, and if there is any glass therein, such glass shall be wired glass not less than one-fourth ($\frac{1}{4}$) inch thick. Every door or window therein shall be made to close tight, and every door except elevator doors therein shall be self-closing.

Every window in such shaft shall be of wired glass, not less than one-fourth ($\frac{1}{4}$) inch thick, set in a metal sash or a sash metal-covered on the shaft side thereof.

At the roof over every elevator shaft there shall be constructed a ventilating skylight or a ventilator with open louvres.

Sec. 57. Vent Shafts: In every hotel hereafter erected every vent shaft shall be inclosed by walls constructed the same as required by this act for elevator shafts in the same class of building. Such vent shafts may, in a semifireproof or wooden hotel, be lined on the outside thereof (weather side) with metal in lieu of metal lath and plaster; also, that portion of such shaft extending from the ceiling joists to the top thereof may be lined with metal in the same manner as is required for the weather side of such vent shaft.

Every opening from any vent shaft into the building or any window therein shall be equipped in the same manner as required by this act for elevator shafts in the same class of building.

Plaster on the weather side of any such shaft shall be cement plaster.

Every vent shaft required by this act shall be not less than four (4) feet in any direction and be at least sixteen (16) square feet in area. If such vent shaft exceeds fifty (50) feet in height, measured from the bottom to the top of the walls of such shaft, then such vent shaft shall throughout its entire height be increased in area three (3) square feet for each additional ten (10) feet or fractional part thereof above fifty (50) feet.

Every such vent shaft shall be provided with an air intake or duct at or near the bottom thereof, communicating with the street or yard or a court. Such intake shall be not less than three (3) square feet in total area, and may be divided into not more than three (3) separate ducts running between the joists or otherwise, and shall in all cases be placed as nearly horizontal as possible. Every such intake or duct shall be constructed of approved fireproof material or shall be of metal or metal-lined, and be provided with a wire screen or not less than one (1) inch mesh at each end. Plumbing, gas, steam or other similar pipes may be placed in such a vent shaft.

Every vent shaft shall have a door or a window at or near the bottom of the shaft, so arranged as to permit of its being readily cleaned out.

Sec. 58. Inner Court Walls: The walls of every inner court in a fireproof hotel hereafter erected shall be constructed of concrete, reinforced concrete, brick, terra cotta tile or other similar hard, incombustible



material. In a semifireproof or in a wooden hotel such inner court walls, if surrounded on four (4) sides by the walls of the same building, shall be constructed as provided for fireproof hotels, or may be of wood studs with wood firestops the same size as the studs, cut in between the studs at each floor and half way between each floor, lathed on both sides with metal lath, or with an approved plaster board and be well plastered. Plaster on the weather side of such inner court walls shall be cement plaster, or such inner court walls may be lined on the weather side with not less than No. 26 (gauge) metal, in lieu of metal lath and plaster.

Sec. 59. Boiler and Furnace Rooms: In every hotel hereafter erected, every boiler used for the purpose of heating the building, using fuel other than gas, and every heating furnace or water-heating apparatus, using oil for fuel, shall be installed in a room, the walls of which room shall be built of concrete, reinforced concrete, brick, stone or terra cotta tile, not less than six (6) inches thick, and such walls shall extend from the floor of the boiler room to the ceiling over same. The entire ceiling of such room shall be built of similar materials as the walls, or shall be either metal lathed and well plastered, or be lathed with an approved plaster board and well plastered. The floor of a boiler room shall be of concrete not less than two (2) inches thick.

Any door in the wall of such room shall be a fire-resisting door, constructed of three (3) thicknesses of seven-eighths ($\frac{7}{8}$) inch by six (6) inches, tongued and grooved, matched, redwood boards entirely covered on the sides and edges with lock-jointed tin; every such door shall be self-closing, so hung as to overlap the walls of the room at least three (3) inches, and any glass in any such door or any glass in any window or opening in the walls of a boiler room shall be wired glass, not less than one-fourth ($\frac{1}{4}$) inch thick, set in a metal or metal-covered sash.

All such doors shall have hinges, hangers, latches and other hardware of wrought iron, bolted to the doors, and shall have steel tracks, when sliding doors are used, with wrought-iron stops and binders bolted through the wall. Swinging doors shall have wall eyes of wrought-iron, built into or bolted through the wall.

Every such boiler room shall have a sill across each door not less than four (4) inches high. Such sills shall be of masonry, and the doors shall overlap same at least three (3) inches, or in lieu of a masonry sill a steel or iron sill may be used, in which case the door shall close tight on top of same.

Where oil is burned, the oil shall not be fed by a gravity flow.

Any door, window or other appliance or appurtenance which conforms to the requirements of and bears the approval of the National Board of Fire Underwriters shall be deemed to conform to the requirements of this act.

Sec. 60. Automobile Storage Room: In every hotel hereafter erected any portion of such building in which there is kept or stored any automobile or automobiles shall be a room enclosed in partitions which shall be built of concrete, reinforced concrete, brick, stone or terra cotta tile, not less than six (6) inches thick. Such enclosing partitions shall extend from the floor of the room to the ceiling of the same. The entire ceiling of such room shall be built of material similar to that in the construction of its walls or shall be either metal lathed and be well plastered or be lathed with an approved plaster board and be well plastered. The floor of such room shall be of concrete not less than two (2) inches thick. Every door, window or other opening in the walls of such room opening to the interior of the building shall be protected in the same manner required by section 59 hereof for doors, windows and other openings in a boiler room.

Sec. 61. Exhaust Draft Ventilation: In every hotel hereafter erected the water-closet compartments, bath, toilet or slop-sink rooms, kitchens,



sculleries, pantries or other rooms in which food is stored or prepared, public dining rooms, laundries, barber shops, Turkish baths, general amusement, entertainment or reception rooms and rooms used for similar purposes and general utility rooms, in lieu of being provided with windows, as in this act prescribed, may be provided with a fan exhaust system of ventilation. Such fan exhaust system of ventilation shall consist of independent inlet ducts, extending from the outer air to each such room or compartment and exhaust ducts extending from each such room or compartment to the outer air above the highest roof of the building.

All of the inlet ducts and exhaust ducts shall be constructed of galvanized iron or other smooth surfaced, nonabsorbent material and so arranged that they may be readily cleaned out.

The exhaust ducts shall always be connected to an exhaust fan mechanically operated, so designed and operated as to provide a complete change of air in not to exceed fifteen (15) minutes for each room used for the following purposes:

- Kitchens,
- Pantries or other rooms used for cooking, storing or preparing of food,
- Barber shops,
- Turkish baths,
- Laundries,
- General amusement, entertainment, reception or dining rooms or rooms used for similar purposes or general utility rooms,

and the said fan exhaust system of ventilation shall be so designed and operated as to provide a complete change of air in not to exceed five (5) minutes for each room used for the following purposes:

- Water-closets,
- Shower compartments,
- Bath, toilet or slop-sink rooms or sculleries.

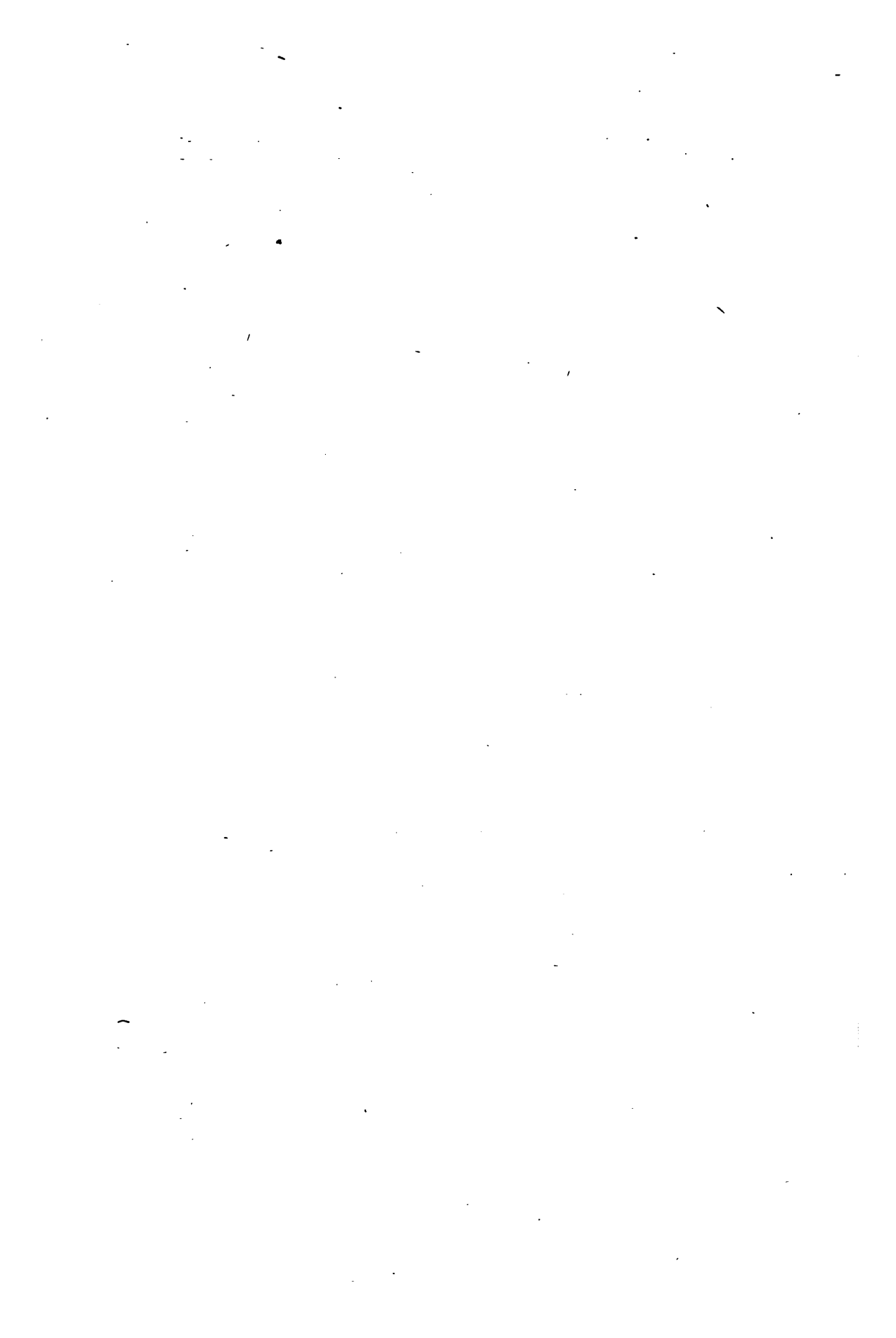
Failure, neglect or refusal by any person in charge of a building in which a system of fan exhaust ventilation, as in this section is required, to operate and maintain the said system of ventilation in good order and repair so that the ventilation (complete change of air) herein specified is provided in each of the rooms or compartments at all times, shall be deemed guilty of a misdemeanor and subject to all of the penalties fixed by this act.

Sec. 62. Dormitories: Every dormitory hereafter constructed, altered or converted in any hotel shall be as follows:

(a) In no one dormitory shall there be provided sleeping accommodations for more than twenty (20) persons, nor shall the superficial floor space for each person be less than required by section 65 hereof.

(b) The ceiling height, measured from the finished floor to the finished ceiling, shall in no case be less than nine (9) feet in the clear, and in no case shall there be permitted in such dormitory more than one tier of beds; *provided, however*, that in a dormitory in which the clear ceiling height is not less than eighteen (18) feet measured between the finished floor and the finished ceiling thereof a double tier of beds may be permitted, *i. e.*, one above the other, provided that in no event shall there be less than three (3) feet of clear vertical space between the beds, nor less than three (3) feet in any horizontal direction between the beds, nor less than one (1) foot of clear space between the floor of the room and the under side of the first tier of beds.

(c) In every dormitory in which there is but one tier of beds, there shall be provided windows opening onto a street, yard or court of the dimensions specified in this act, and located on the same lot. The



window area shall in no case be less than one-eighth ($\frac{1}{8}$) of the superficial floor area in the dormitory, and in the event that a double tier of beds are provided, the said window area shall be doubled.

(d) The frames of beds in every dormitory shall be made of steel or iron or of some similar hard, smooth, incombustible and nonabsorbent material.

(e) In every dormitory there shall be provided not less than one water-closet in a separate compartment, not less than one urinal in a separate compartment, and not less than one shower in a separate compartment, for each twenty persons or fractional part thereof occupying the said dormitory.

(f) Every dormitory in a hotel erected prior to the passage of this act shall be made to conform to the provisions of subsection "(a)" of this section.

Sec. 63. Rooms, Hallways, Additional: In any hotel erected prior to the passage of this act, every additional room or hallway that is hereafter constructed or created, shall comply in all respects with the provisions of this act for rooms or hallways in buildings hereafter erected; except that such rooms or hallways may be of the same height as the other rooms or hallways on the same story of such hotel.

Sec. 64. Rooms, Hallways, Ventilation, Existing Buildings: Every room in a hotel erected prior to the passage of this act shall, if the said room be hereafter occupied for living or sleeping purposes, have a window of an area not less than eight (8) square feet, opening directly upon a street, a yard, a court or upon a vent shaft not less than twenty-five (25) square feet in area, which vent shaft shall in no part be less than four (4) feet wide and open and unobstructed, without roof or skylight over same; except that if such room be located on the top floor of the building, such room may be ventilated by a skylight with fixed louvres directly to the outer air, or may have a window opening upon a vent shaft not less than ten (10) square feet in area, if such window from the room be not more than three (3) feet below the top of the wall of such vent shaft.

Every public hallway in every hotel erected prior to the passage of this act, which does not conform to the provisions for public hallways in buildings hereafter erected, shall be provided with as much light and ventilation to the outer air as may be deemed practicable by the housing department. Such light and ventilation shall be provided by the placing of windows or skylights, or by making such alterations as in the judgment of the said department may be deemed necessary to accomplish the result.

Sec. 65. Cooking, Sleeping, Living: Food shall not be cooked or prepared in any room except in a kitchen designed for that purpose. Floors of kitchens and rooms in which food is stored shall be made impervious to rats by a layer of concrete not less than one and one-half ($1\frac{1}{2}$) inches thick or by a layer of sheet tin or iron or similar material.

It shall be unlawful for any person to live or sleep, or permit or suffer any person to live or sleep, in any cellar, bath, shower or sink room, water-closet compartment, hallway, closet, kitchen, recess from a room, or dressing room (except when such recess from a room or dressing room has at least ninety (90) square feet of superficial floor area and complies with every requirement of this act for rooms), or in any other place in such building which, in the judgment of the department charged with the enforcement of this act, would be dangerous or prejudicial to life or health by reason of want of light, windows, ventilation, drainage or on account of dampness, offensive, obnoxious or poisonous odors, or in any

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room that shall be so overcrowded as to afford less than the following floor space for each occupant, in accordance with the age of said occupant:

Number of persons over 12 years of age	Number of persons under 12 years of age	Superficial floor area required
1 or -----	2	60 square feet
2 or -----	4	120 square feet
3 or -----	6	180 square feet
4 or -----	8	240 square feet
5 or -----	10	300 square feet
6 or -----	12	360 square feet

Additional floor area in the same ratio shall be provided for additional persons.

Sec. 66. Artificial Illumination: In every hotel there shall be installed and kept burning from sunrise to sunset throughout the year artificial light sufficient in volume to properly illuminate every public hallway, stairway, fire escape egress, elevator, passageway, public water-closet compartment, bath or toilet room, whenever there is insufficient natural light to permit a person to read in any part thereof.

In every hotel there shall be installed and kept burning from sunset to sunrise throughout the year artificial light sufficient in volume to properly illuminate every public hallway, stairway, fire escape egress, elevator, public water-closet compartment, or toilet room and exterior passageway on the lot.

Sec. 67. Painting: The walls and ceilings of every sleeping room in every hotel shall (except when there is sufficient natural light to permit a person to read in any part thereof during daytime) be calcimined or painted or papered with a light-colored material, and such calcimine, paint or paper, as the case may be, shall be renewed as often as is necessary to maintain the same of a light color and clean and free from vermin.

The walls of courts and shafts, unless built of light-colored materials, shall be painted of a light color or whitewashed, and such painting or whitewashing shall be renewed as often as is necessary to maintain the same of a light color.

Sec. 68. Wall Paper: No wall, partition or ceiling of any room in any hotel shall be repapered, calcimined, or have any other covering placed thereupon unless the old wall paper or other covering shall have first been removed therefrom, and the said wall, partition or ceiling cleaned, disinfected and freed from bugs, insects or vermin.

Sec. 69. Repairs and Drainage: Every hotel shall be maintained in good repair. The roofs shall be kept waterproof and all storm or casual water properly drained and conveyed therefrom to the street sewer, storm drain or street gutter.

All portions of the lot about such hotel, including the yards, courts, areaways, vent shafts and passageways, shall be properly graded and drained; and whenever the department charged with the enforcement of this act deems it necessary for the protection of the health of the occupants of such building, or for the proper sanitation of the premises, it may require that the said lot, yards, courts, areaways, vent shafts and passageways be graveled or properly paved and surfaced with concrete, asphalt or similar materials.

Sec. 70. Mosquito Screening: There shall be provided, whenever it is deemed necessary for the health of the occupants of any hotel or for the proper sanitation or cleanliness of any such building, metal mosquito screening of at least fourteen (14) mesh, set in tight-fitting removable sash, for each exterior door, window or other opening in the exterior walls of the building.



Sec. 71. Garbage and Ash Receptacles: In no hotel shall there be constructed any garbage chute, garbage shaft or bin, but there shall be provided such number of tight metal receptacles with close-fitting metal covers for garbage, refuse, ashes and rubbish as may be deemed necessary by the department charged with the enforcement of this act. Each of said receptacles shall be periodically disinfected and kept in a clean and wholesome condition.

Sec. 72. Cleanliness: Every room, hallway, passageway, stairway, wall, partition, ceiling, floor, skylight, glass window, door, carpet, rug, matting, window curtain, water-closet compartment or room, toilet room, bathroom, sink or washroom, plumbing fixture, drain, roof, closet, cellar, or basement in any hotel or on the lot, yard, court or any of the premises thereof, shall be kept in every part clean and sanitary and free from all accumulation of dirt, filth, rubbish, garbage or other offensive matter.

No person shall, or cause or permit any person to deposit any swill, garbage, bottles, ashes, cans or other improper substance in any water-closet, sink, sloop-hopper, bathtub, shower, catch-basin, or in any plumbing fixture connection or drain therefrom; or otherwise to obstruct the same; or to place or cause or permit to be placed any filth, urine or other foul matter in any place other than the place provided for same; or to keep or cause or permit to be kept any urine or filth or foul matter in any room in any hotel, or in or about the said building or premises thereof, for such length of time as to create a nuisance.

Sec. 73. Beds and Bedding: In every hotel, every part of every bed, including the mattress, sheets, blankets and bedding, shall be kept in a clean, dry and sanitary condition, free from filth, urine or other foul matter, in or upon the same; and free from the infection of lice, bedbugs or other insects. No roller or public towel shall be permitted. Bed linen shall be changed at least as often as a new guest occupies the bed.

Sec. 74. Combustible Materials Prohibited: In no hotel, or any part thereof, or in the lot, yard, court or any portion thereof, shall there be kept, stored or handled any article dangerous or detrimental to life or to the health of the occupants thereof; nor shall there be stored, kept or handled any feed, hay, straw, excelsior, cotton, paper stock, rags or junk, except upon a written permit so to do, obtained from the fire commissioner or other department authorized to issue such permit. Every such permit shall be deemed to be a public record, made in duplicate and a copy thereof shall remain on file in the office of the fire commissioner or department issuing same.

Sec. 75. Prohibitive Uses: No horse, cow, calf, swine, sheep, goat, rabbit, mule or other animal, chicken, pigeon, goose, duck or other poultry shall be kept in a hotel, or any part thereof; nor shall any such animal or poultry, nor shall any stable be kept or maintained on the same lot, yard, court or premises of a hotel, or within twenty (20) feet of any window or door of such building, nor shall there be constructed, altered, converted or maintained in any hotel, any public automobile garage or machine shop or automobile repair shop; *provided, however*, that nothing in this section contained shall be construed as prohibiting of an automobile sales room where automobiles are kept or stored for the purpose of sale and in which automobiles there is not kept or stored any gasoline.

No hotel shall be connected with or have any door, window or transom opening to any part of a building wherein paint or oil are stored or kept for the purpose of sale or otherwise.

Sec. 76. Janitor or Housekeeper: In every hotel in which there are eight (8) or more guest rooms and in which the owner does not live, there shall be a janitor, housekeeper or other responsible person, who shall reside in such hotel or on the same lot or premises thereof and have charge of same.

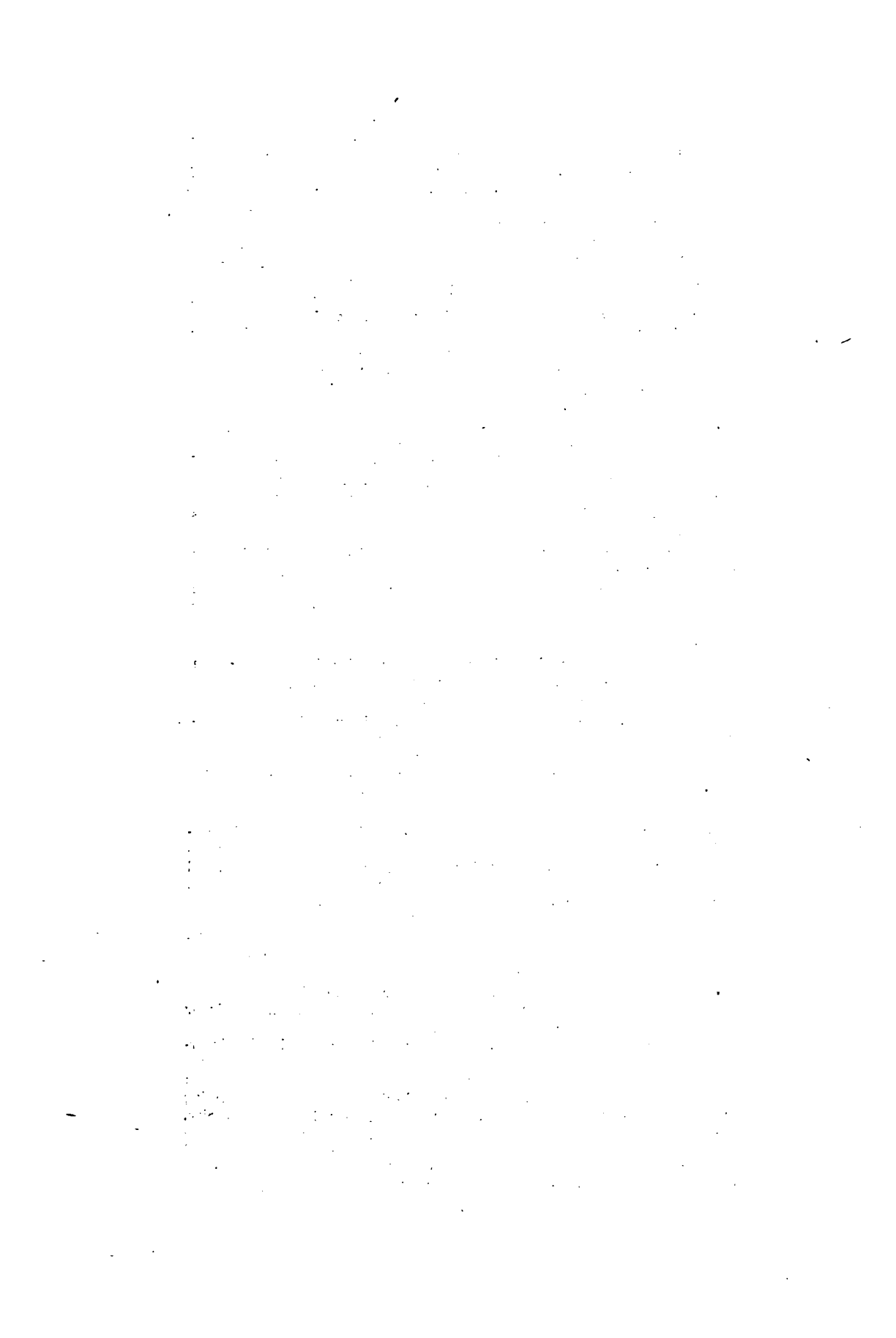
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Sec. 77. Restraining Order: In case any hotel, or any part thereof, is constructed, altered, converted or maintained in violation of any provisions of this act or of any order or notice of the department charged with its enforcement, or in case a nuisance exists in any such hotel or building or structure or upon the lot on which it is situated, said department may institute any appropriate action or proceeding to prevent such unlawful construction, alteration, conversion or maintenance, to restrain, correct or abate such violation or nuisance, to prevent the occupation of said hotel, building or structure, to prevent any illegal act, conduct of business in or about such hotel or lot. In any such action or proceeding said department may, by affidavit setting forth the facts, apply to the superior court, or to any judge thereof, for an order granting the relief for which said action or proceeding is brought, or for an order enjoining all persons from doing or permitting to be done any work in or about such hotel, building, structure or lot, or from occupying or using the same for any purpose, until the entry of final judgment or order. In case any notice or order issued by said department is not complied with, said department may apply to the superior court, or to any judge thereof, for an order authorizing said department to execute and carry out the provisions of said notice or order, to remove any violation specified in said order or notice, or to abate any nuisance in or about such hotel, building or structure, or the lot upon which it is situated. The court, or any judge thereof, is hereby authorized to make any order specified in this section. In no case shall the said department or any officer thereof or the municipal corporation be liable for costs in any action or proceeding that may be commenced in pursuance of this act.

Sec. 78. Fine is a Lien: Every fine imposed by judgment under section six of this act upon a hotel owner shall be a lien upon the house in relation to which the fine is imposed, from the time of the filing of a certified copy of said judgment in the office of the recorder of the county in which said hotel is situated, subject only to taxes and assessments and water rates, and to such mortgage and mechanics' liens as may exist thereon prior to such filing; and it shall be the duty of the department charged with the enforcement of the provisions of this act, upon the entry of such judgment, to file forthwith the copy as aforesaid, and such copy upon filing shall be forthwith indexed by the recorder in the index of mechanics' liens.

Sec. 79. Notice of Pendency: In any action or proceeding instituted by the department charged with the enforcement of this act, the plaintiff or petitioner may file, in the county recorder's office of the county where the property affected by such action or proceeding is situated, a notice of the pendency of such action or proceeding. Said notice may be filed at the time of the commencement of the action or proceeding, or at any time afterwards before final judgment or order, or at any time after the service of any notice or order issued by said department. Such notice shall have the same force and effect as the notice of pendency of action provided for in the Code of Civil Procedure. Each county recorder with whom such notice is filed shall record it and shall index it in the name of each person specified in a direction subscribed by an officer of the department instituting such action or proceeding. Any such notice may be vacated upon the order of a judge of the court in which such action or proceeding was instituted or is pending. The recorder of the county where such notice is filed is hereby directed to mark such notice and any record or docket thereof as canceled of record, upon the presentation and filing of a certified copy of such order.

Sec. 80. Owner to File Data: Every owner of a hotel and every lessee or other person having control of a hotel, shall file in the housing department a notice, containing his name and address, and also a description of the property, by street and number and otherwise, as the case may



be, in such manner as will enable the department charged with the enforcement of this act easily to find the same; and also the number of rooms in the building. In case of a transfer of any hotel, it shall be the duty of the grantee of said hotel to file in the housing department a notice of such transfer, stating the name of the new owner, within thirty (30) days after such transfer. In case of the devolution of the said property by will, it shall be the duty of the executor and the devisee, if more than twenty-one (21) years of age, and in case of devolution of such property by inheritance without a will, it shall be the duty of the heirs, or in case all the heirs are under age, it shall be the duty of the administrator of the deceased owner of said property, to file in said department a notice, stating the death of said owner and the names of those who have succeeded to his interests, within thirty (30) days after the death of the decedent, in case he died intestate, and within thirty (30) days after the probate of his will if he died testate.

Sec. 81. Name of Agent: Every owner, agent or lessee of a hotel shall file in the housing department a notice containing the name and address of such agent of such house, for the purpose of receiving service of process, and also a description of the property, by street and number or otherwise, as the case may be, in such manner as will enable the department charged with the enforcement of this act easily to find the same. The name of the owner or lessee may be filed as agent for this purpose.

Sec. 82. Names and Addresses Accessible: The names and addresses filed in accordance with sections eighty and eighty-one shall be indexed by the housing department in such a manner that all of those filed in relation to each hotel shall be together and readily ascertainable. Said indices shall be public records, open to public inspection during business hours.

Sec. 83. Time of Service: Every notice or order in relation to a hotel shall be served five (5) days before the time for doing the thing in relation to which it shall have been issued.

Sec. 84. Method of Service: In any action brought by any department charged with the enforcement of this act in relation to a hotel for injunction, vacation of the premises or other abatement of nuisance, or to establish a lien thereon, it shall be sufficient service of summons to serve the same as notices and orders are served under the provisions of the Code of Civil Procedure.

Sec. 85. Minimum Requirements for Protection Declared: The provisions of this act shall be held to be the minimum requirements adopted for the protection, the health and the safety of the community, and for the protection, the health and the safety of the occupants of hotels. Nothing in this act contained shall be construed as prohibiting the local legislative body of any incorporated city, incorporated city and county, incorporated town or county, from enacting from time to time, supplementary ordinances or laws imposing further restrictions, or providing for fees to be charged for permits, certificates or other papers required by this act; but no ordinance, law, regulation or ruling of any municipal department, authority, officer or officers, shall repeal, amend, modify or dispense with any of the provisions of this act.

All statutes of the state and all ordinances of incorporated cities, incorporated cities and counties, incorporated towns, and counties, as far as inconsistent with the provisions of this act, are hereby repealed; *provided*, that nothing in this act contained shall be construed as repealing or abrogating any present ordinance or law of any incorporated city, incorporated city and county, incorporated town, or county in the state which further restricts the percentage of the lot to be covered by a hotel or lodging house, the number of stories or height of such hotel or number of rooms therein, the occupation thereof, the materials to be used in

